

...Your proactive estate agent



**Robinson Street, Allerton Bywater, Castleford, WF10 2BT**  
**Offers In Excess Of £140,000**





## Lead In

This two-bedroom mid-terrace property presents an excellent opportunity for first-time buyers and investors alike, situated on a highly sought-after street in the popular village of Allerton Bywater.

The area is renowned for its strong local amenities, including well-regarded schools, shops, and pubs, while also offering excellent commuter links to Leeds, Castleford, and surrounding areas.

The property offers well-proportioned accommodation throughout and provides fantastic potential for its next owner. Externally, there is a rear garden and on-street parking available.

Currently tenanted, the property can be sold with a tenant in situ, making it an attractive investment opportunity, or with vacant possession if preferred.

Properties in this area are in high demand, and we expect strong interest—early viewing is highly recommended. Please contact Park Row to arrange your appointment.

## Living Room

**3.36 x 4.14 (11' x 13'7")**

Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



## Kitchen

**3.76 x 4.10 (12'4" x 13'5")**

Range of high and low level kitchen units with integrated appliances including oven, hob and extractor hood over. Option to reconnect plumbing for washing machine. Sink with drainer and chrome tap over. Stairs leading to the first floor. UPVC door giving access to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.



## Landing

**1.61 x 1.19 (5'3" x 3'11")**

Access to both bedrooms and the house bathroom. Carpeted throughout.

## Bedroom One

**3.38 x 4.21 (11'1" x 13'10")**

Built in wardrobes and cupboards for storage. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



## Bedroom Two

**3.75 x 1.89 (12'4" x 6'2")**

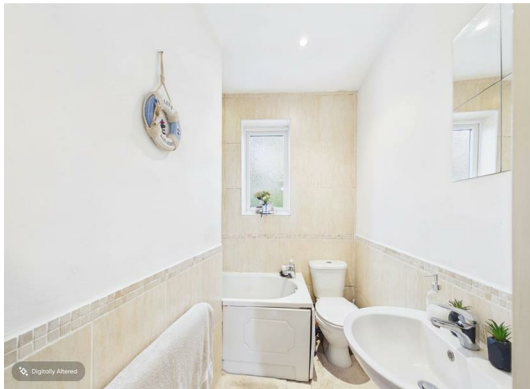
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



### **Bathroom**

**2.01 x 1.20 (6'7" x 3'11")**

White suite comprising of panel bath with chrome mixer tap. WC with low level flush. Wash hand basin with chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear.

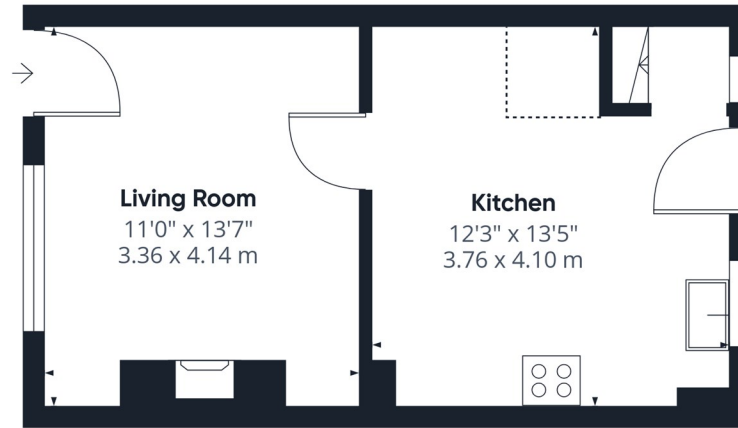


### **External**

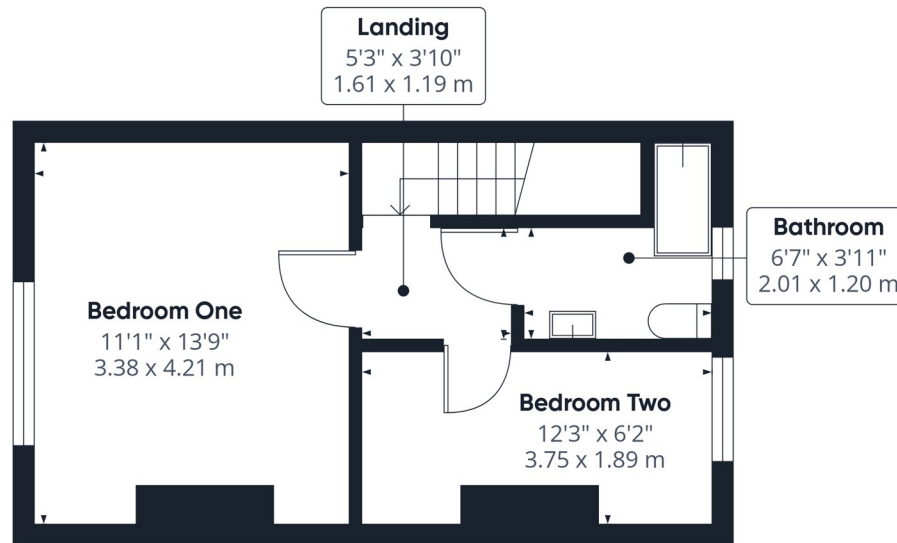
The property enjoys an rear enclosed garden designed for

both relaxation and practicality. A paved patio area immediately outside the house provides the perfect space for outdoor dining and entertaining, with room for a table and chairs. Beyond, a combination of planted borders and a lawned section offers a touch of greenery, while fencing to both sides ensures privacy. The garden is of a manageable size and benefits from a pleasant, open outlook at the rear.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

578 ft<sup>2</sup>  
53.8 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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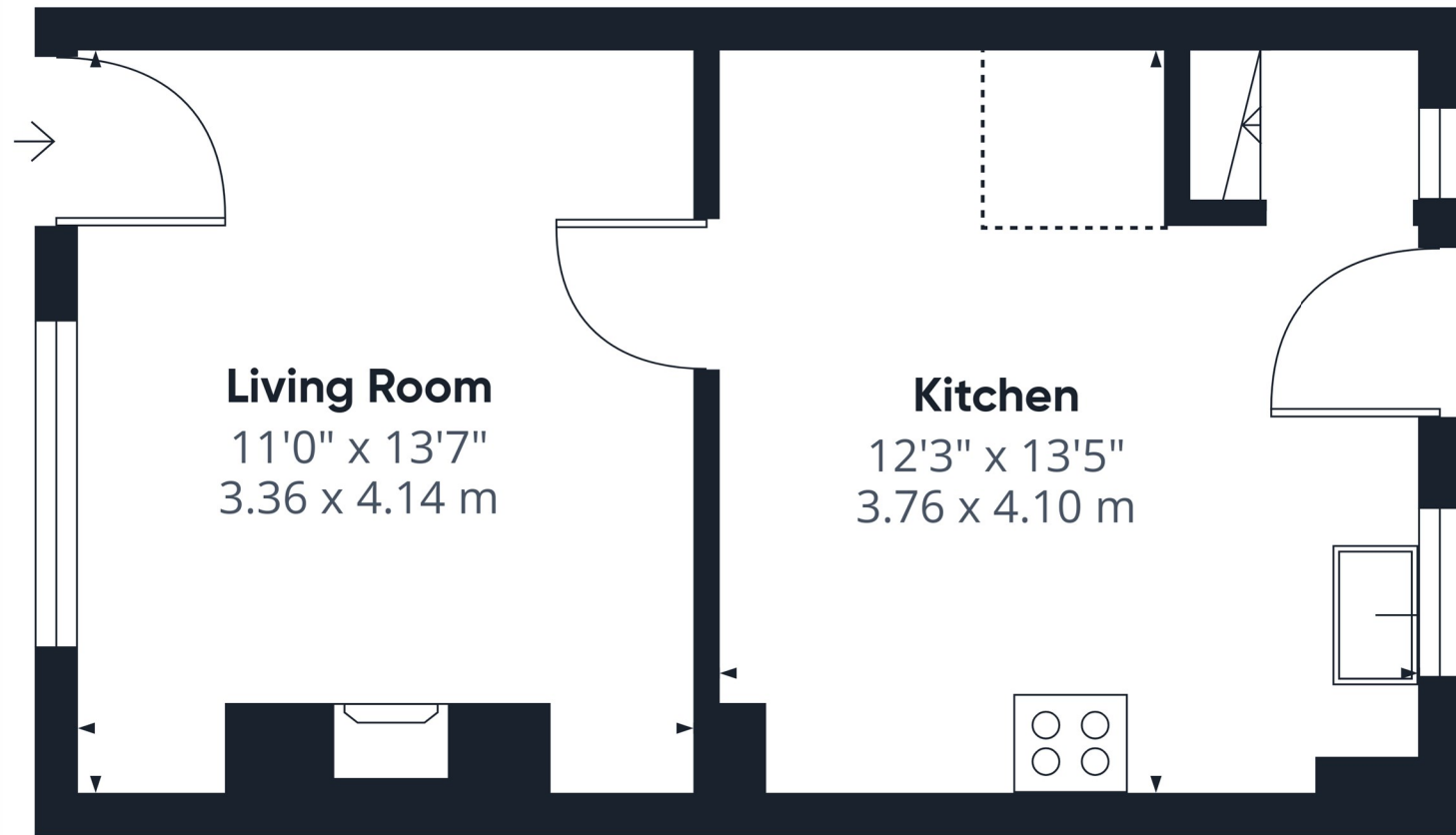
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**Living Room**  
 11'0" x 13'7"  
 3.36 x 4.14 m

**Kitchen**  
 12'3" x 13'5"  
 3.76 x 4.10 m



Floor 0

**Approximate total area<sup>(1)</sup>**  
 308 ft<sup>2</sup>  
 28.6 m<sup>2</sup>

**Reduced headroom**  
 9 ft<sup>2</sup>  
 0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100 kWh/m <sup>2</sup> Δ	44 kWh/m <sup>2</sup> Δ	100 g/m <sup>2</sup> Δ	10 g/m <sup>2</sup> Δ
91-100 kWh/m <sup>2</sup> B	44-49 kWh/m <sup>2</sup> B	91-100 g/m <sup>2</sup> B	10-15 g/m <sup>2</sup> B
81-90 kWh/m <sup>2</sup> C	49-55 kWh/m <sup>2</sup> C	81-90 g/m <sup>2</sup> C	15-20 g/m <sup>2</sup> C
71-80 kWh/m <sup>2</sup> D	55-63 kWh/m <sup>2</sup> D	71-80 g/m <sup>2</sup> D	20-25 g/m <sup>2</sup> D
61-70 kWh/m <sup>2</sup> E	63-75 kWh/m <sup>2</sup> E	61-70 g/m <sup>2</sup> E	25-30 g/m <sup>2</sup> E
51-60 kWh/m <sup>2</sup> F	75-92 kWh/m <sup>2</sup> F	51-60 g/m <sup>2</sup> F	30-35 g/m <sup>2</sup> F
41-50 kWh/m <sup>2</sup> G	92-150 kWh/m <sup>2</sup> G	41-50 g/m <sup>2</sup> G	35-50 g/m <sup>2</sup> G
Below 40 kWh/m <sup>2</sup> Higher heating costs		Below 40 g/m <sup>2</sup> Higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

