

## Hemsby Road, Castleford



**Offers In The Region Of £295,000**



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This delightful detached bungalow WITH NO CHAIN offers a perfect blend of comfort and convenience. Situated in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it easy to explore the surrounding areas. Whether you are looking to downsize, start a family, or simply enjoy single-storey living, this bungalow on Hemsby Road is a wonderful opportunity not to be missed. With its appealing features and prime location, this home is ready to welcome its new owners. Come and experience the charm of this lovely bungalow for yourself.



- CHAIN FREE BUNGALOW
- Spacious Lounge
- Fully fitted kitchen
- Three good sized bedrooms
- Modern shower room
- Off Street Parking
- EPC Grade to follow
- Council Tax Band C

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Living Room

13'7" x 19'5" (4.16 x 5.93)

A very good sized living space with fitted electric fire place and a bay window overlooking the front of the property.

### Kitchen

10'9" x 6'11" (3.29 x 2.13)

A spacious fully fitted kitchen consisting of under counter and wall mounted units an integral oven with four ring gas hob and chimney style extractor hood, built in fridge and freezer and plumbing for a washing machine. The kitchen also has a door to side of the property.

### Bedroom One

13'10" x 10'3" (4.22 x 3.13)

A good sized double bedroom with French doors to the rear of the property.

### Bedroom Two

10'4" x 12'5" (3.17 x 3.80)

A good sized double bedroom with a window over looking the rear of the property.

### Bedroom Three

8'10" x 7'3" (2.71 x 2.21)

A good sized space with a window overlooking the side of the property.

### Shower Room

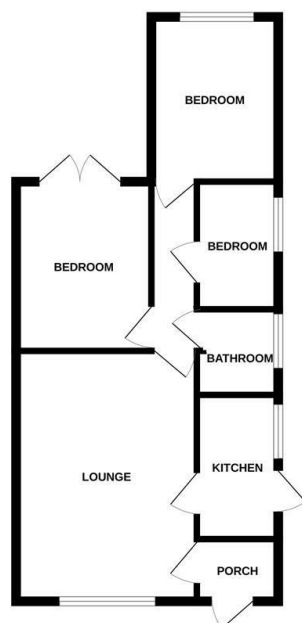
Fully fitted with a three piece suite, including low flush WC, a wash hand basin with vanity unit and a good sized walk in shower cubicle.



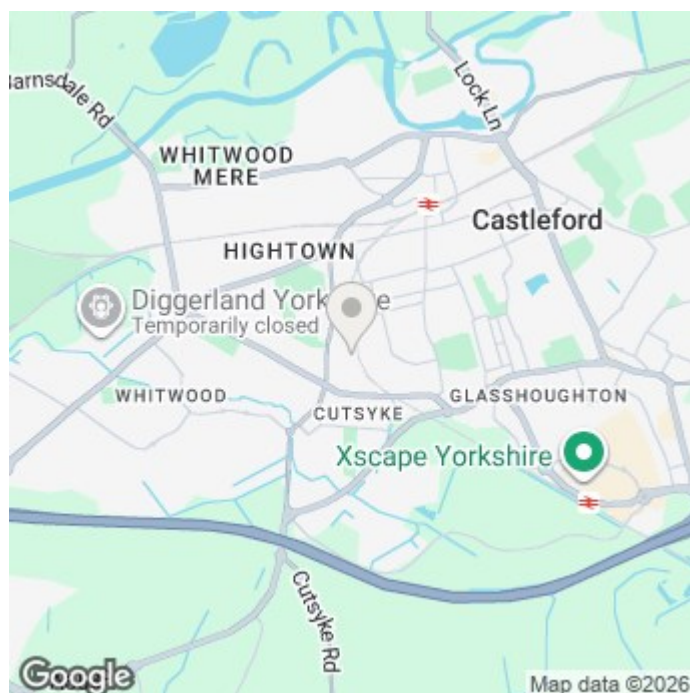


## Floor Plan


GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with iDesign iViz



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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