



**£140,000**

**TENURE : FREEHOLD**

**Smawthorne Grove, Castleford, WF10**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 2**

**Brand new kitchen and four-piece bathroom**

**Separate utility room**

**Two spacious double bedrooms**

**New flooring and radiators throughout**

**Two reception rooms**

**New composite entrance door**

**Movenowproperties.com LTD**  
10 Rishworth street, Wakefield, WF1 3BY  
**info@movenowproperties.com |**

**01924 249349**



**Website: <https://movenowproperties.com>**

Movenowproperties are proud to present this refurbished and beautifully updated two-bedroom home, offering spacious and modern living accommodation throughout. Finished to a high standard with brand new fixtures and fittings, this property is ready to move straight into and ideal for a range of buyers.

### **Entrance Hall**

A welcoming entrance featuring a new composite external door and radiator, providing access to both the living room and dining room.

### **Living Room**

**Measurements: 11'3" x 11'0" (3.43m x 3.35m)**

A bright and comfortable living space with new carpet flooring, radiator, and a double-glazed window with fitted blind overlooking the front. The room also benefits from a useful storage cupboard housing utilities.

### **Dining Room**

**Measurements: 15'2" x 14'11" (4.62m x 4.54m)**

A spacious second reception room with new carpet flooring, a new radiator, and a double-glazed window overlooking the utility area. A feature stone fireplace creates a focal point, while stairs lead to the first floor.

### **Kitchen**

**Measurements: 8'8" x 6'8" (2.65m x 2.03m)**

A brand-new, modern kitchen fitted with a range of wall and base units complemented by work surfaces and tiled walls. Features include a ceramic hob with cooker hood above, integrated electric oven, radiator, and a double-glazed window with fitted blind overlooking the rear. A door provides access to the utility room.

### **Utility Room**

**Measurements: 6'9" x 5'9" (2.05m x 1.74m)**

A highly practical space offering additional storage and work area, with plumbing for a washing machine and space for a full-size fridge freezer. The room also houses the combi boiler and has a UPVC external door with frosted glass panel leading to the enclosed rear garden.

### **Bedroom One**

**Measurements: 14'11" x 10'11" (4.55m x 3.34m)**

A generously sized double bedroom with new carpet flooring, radiator, and a double-glazed window with fitted blind overlooking the front. Also benefits from a useful built-in storage cupboard.

### **Bedroom Two**

**Measurements: 12'2" x 11'10" (3.70m x 3.61m)**

A spacious second double bedroom featuring new carpet flooring, radiator, built-in storage cupboard, and a double-glazed window with fitted blind overlooking the rear.

### **Bathroom**

**Measurements: 8'8" x 6'9" (2.63m x 2.05m)**

A stylish, brand-new four-piece bathroom suite comprising a bath, low flush WC, pedestal wash basin, and a double walk-in mains shower with waterfall feature. Additional benefits include a radiator, frosted double-glazed window with fitted blind, part-tiled walls, and laminate flooring.

### **Outside**

To the front of the property is on-street parking.

To the rear is a newly laid, low-maintenance garden finished with chipped limestone, enclosed with gated access and providing valuable off-road parking.

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## Local Area

Situated in a convenient and well-established residential area, the property benefits from close proximity to a range of local amenities including shops, schools, and leisure facilities. The area also offers excellent transport links, making it ideal for commuters travelling to nearby towns and cities.

EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Mid-terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: On-street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

## Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

## Viewings

For further information or to arrange a viewing please contact our offices directly.

## Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

## Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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**DISCLAIMER:**

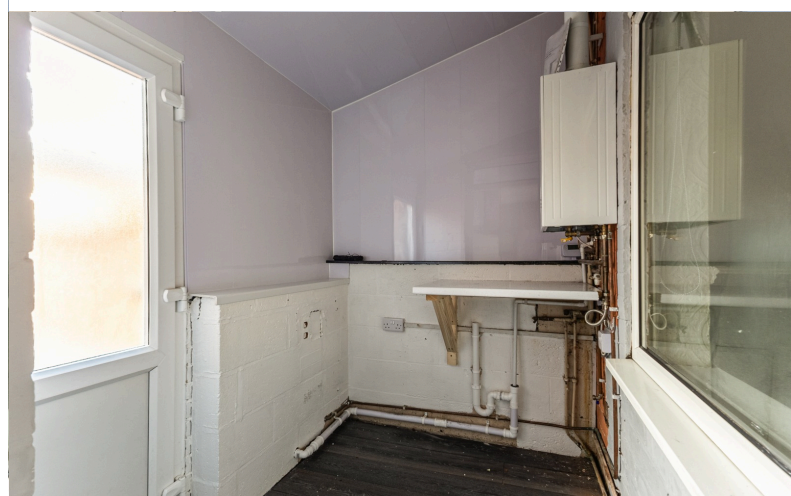
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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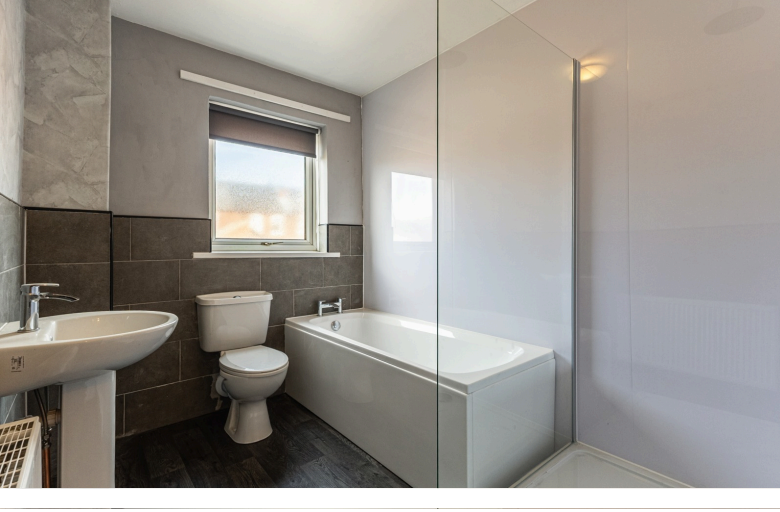


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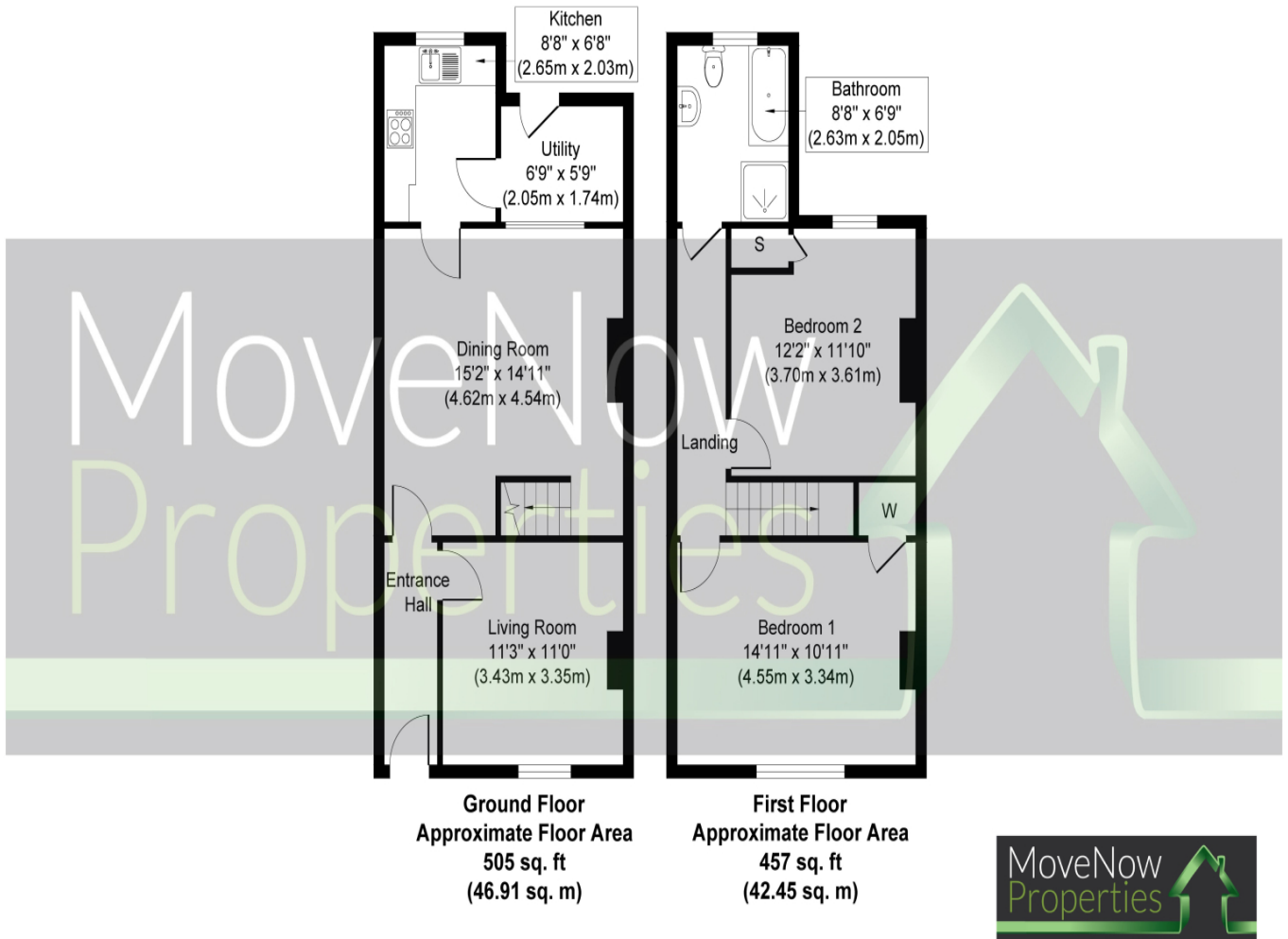
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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