

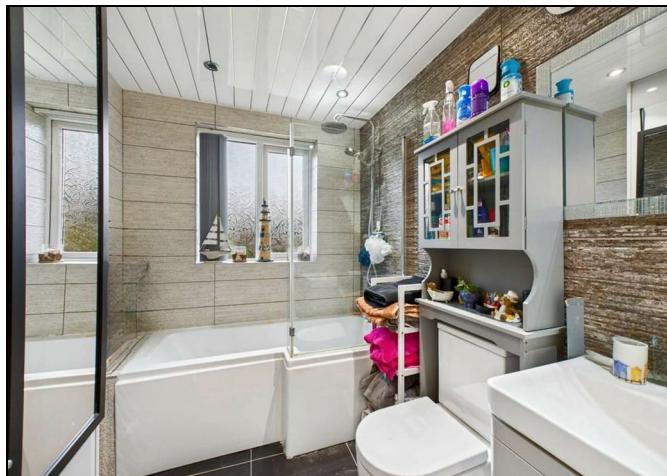
...Your proactive estate agent



Holywell Lane, Castleford, WF10 4QZ
Offers In The Region Of £245,000

Park Row

Park Row



Entrance Hall

1.89 x 3.29 (6'2" x 10'10")

Access to the lounge and kitchen. UPVC double glaze entrance door with glazed frosted panel above. Feature oak and glass balustrade on the staircase. Tiled floor. Gas central heated radiator.



Living Room

3.41 x 3.93 (11'2" x 12'11")

Feature gas fire inset to the chimney breast. UPVC double glazed bay window to the front elevation. Carpeted throughout. Gas central heated radiator.

Kitchen Diner

5.42 x 3.63 (17'9" x 11'11")

Range of wall and base kitchen units in shaker style with laminate work surfaces over and decorative glass splash back. Freestanding range master cooker with five ring gas hob and extractor hood over. Fireplace with hearth and surround with cast iron open fire. Access to pantry. UPVC double glazed windows to the rear elevation. UPVC double glazed side door which leads to a conservatory. Tiled flooring. Gas central heated radiator.



Conservatory/Utility

2.12 x 4.47 (6'11" x 14'8")

Currently used as a utility room. Dual entry provides access to the front and rear gardens. Plumbing for washing machine. Wood effect flooring.



Landing

1.92 x 2.26 (6'4" x 7'5")

Access to all three bedrooms and bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.



Main Bedroom

3.32 x 4.07 (10'11" x 13'4")

Fitted wardrobes. Carpeted throughout. UPVC double glazed bay window to the front elevation. Gas central heated radiator.



Bedroom Two

3.39 x 3.69 (11'1" x 12'1")

Fitted wardrobes. Carpeted throughout. UPVC double glazed window to the rear elevation. Gas central heated radiator.



Bedroom Three

1.94 x 2.03 (6'4" x 6'8")

Carpeted throughout. UPVC double glazed window to the front elevation . Gas central heated radiator.



Bathroom

1.90 x 2.58 (6'3" x 8'6")

White suite comprising of panel bath with chrome taps and

mains feed shower with shower screen. Toilet with a low level flush. Sink with a chrome mixer tap and vanity unit below. Decorative tiling to the walls. Chrome heater tower radiator. Built in storage cupboard. Spotlights to the ceiling. Extractor fan. UPVC double glaze window to the rear and side elevations. Tiled flooring.



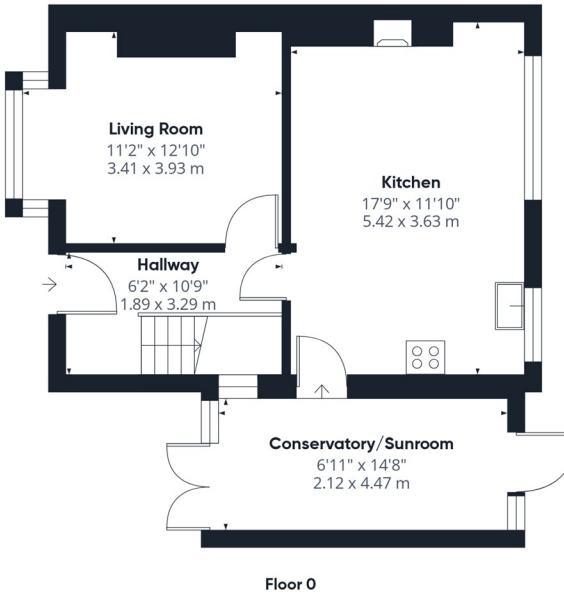
Front Exterior

Wrought iron double gates giving access to a blocked paved driveway providing off street parking for several cars. Steps lead up to a tiered entrance patio.

Rear Exterior

Tiered garden arranged in patio, lawn and decking areas . Garden sheds. Outdoor tap. Outdoor lighting. The garden is fully enclosed and is of a good size.

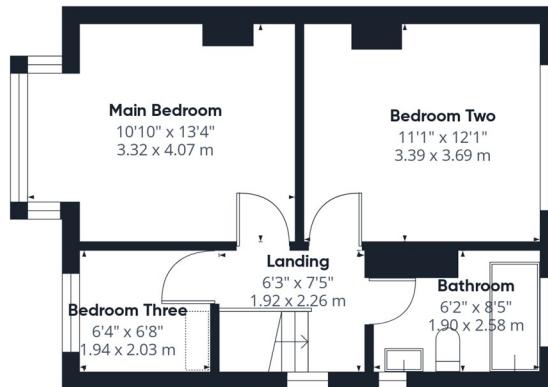




Approximate total area⁽¹⁾

899 ft²

83.5 m²



(1) Excluding balconies and terraces

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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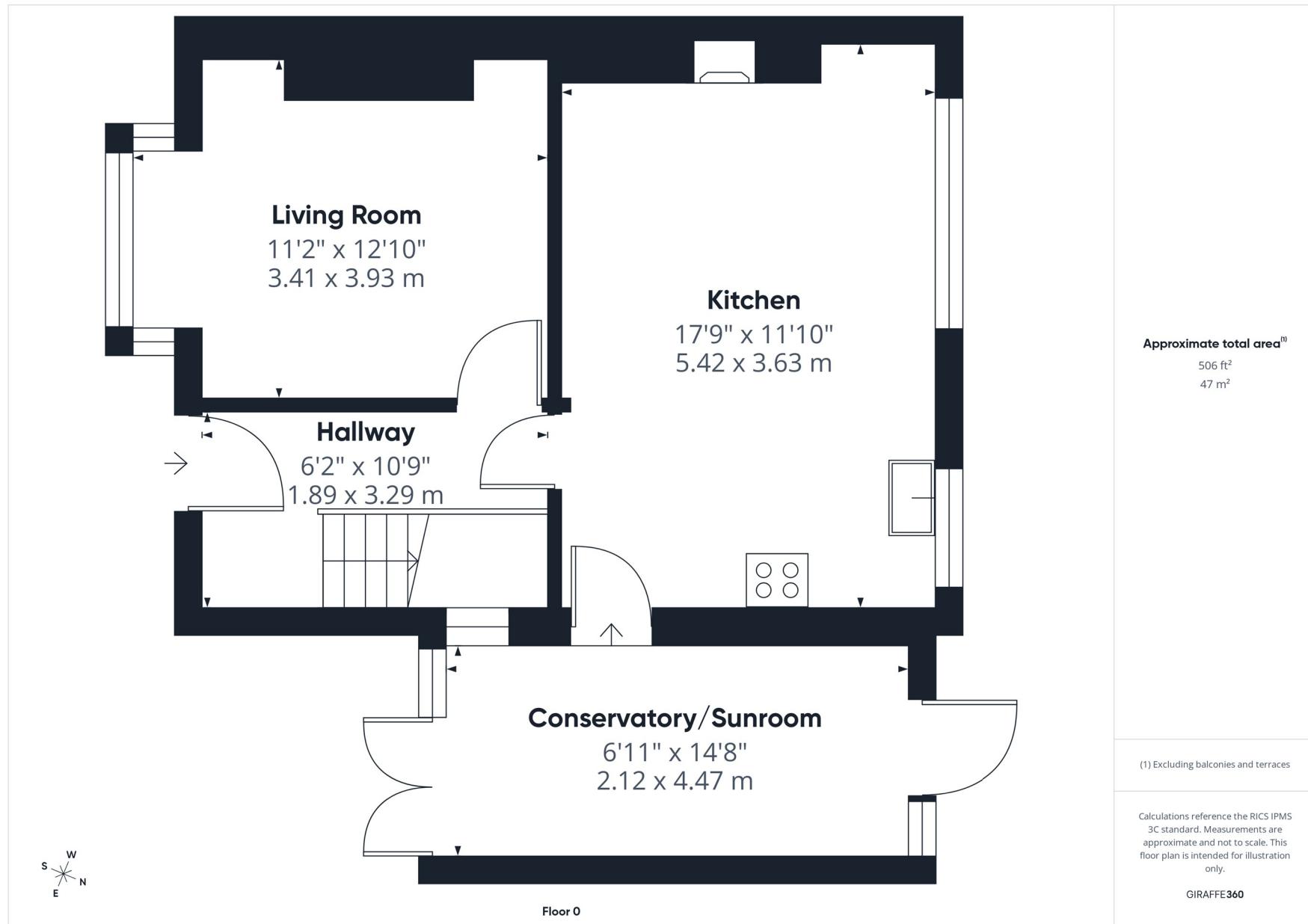
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Present	Current	Present
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Band A		Band A	
B	82	B	
C	70	C	
D	64	D	
E	58	E	
F	52	F	
G	46	G	
More energy efficient - higher running costs		More environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2009/125/EC	

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