



# CROWN

## ESTATE AGENTS

### Ambleside Road, Castleford



**£155,000**



3



1



1



57

Offered for sale with no onward chain, this well-maintained property on Ambleside Road is presented in good condition throughout and provides an excellent opportunity for a range of buyers.

The accommodation offers comfortable and practical living space, ideal for first-time buyers, downsizers, or investors looking for a straightforward purchase. The property is ready for immediate occupation, with minimal work required.

Located in a popular residential area of Castleford, the property is well positioned for access to local amenities, schools, and transport links, making it a convenient choice for everyday living.

Early viewing is recommended.



- Gated Front Garden
- Large through Lounge Diner
- Breakfast Kitchen
- Upstairs Family Bathroom
- Separate Toilet
- Rear patio with Greenhouse
- Driveway Parking
- Council Tax Band A
- EPC rating D

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

### Front Garden

The front of this desirable property has a gated driveway entrance making it perfect for families. With a garden area and plenty of kerb appeal.

### Kitchen

54'9" x 16'6" (16.7 x 5.0)

The Country style kitchen has plenty of base and wall units with a glass display feature. A breakfast bar provides the perfect stop for a morning coffee or a quick snack. With double doors leading out to the rear patio.

### Lounge Diner

70'10" x 35'9" (21.6 x 10.9)

The large lounge diner has a feature brick fireplace with electric fire. There is ample space for a family dining table providing room for everyone to dine together. Windows at each end of the room means plenty of sunshine for a bright and airy feel.

### Bedroom One

40'8" x 35'9" (12.4 x 10.9)

Bedroom One is decorated in muted tones with a feature wall and room for storage units. The large window looks out over the front of the property.

### Bedroom Two

41'4" x 32'5" (12.6 x 9.9)

The Second bedroom has room for a double bed and storage. Decorated in shades of cream and the window looks out to the rear.

### Bedroom Three

36'5" x 19'0" (11.11 x 5.8)

The Third bedroom is suitable for a small child's room or study. With the window looking out to the front of the property.

### Family Bathroom

The white suite in the family bathroom consists of a bath with overhead shower and sink basin in a vanity unit. The window overlooks to the side.

### WC

The property boasts a separate toilet and wash hand basin. With the window overlooking to the side.

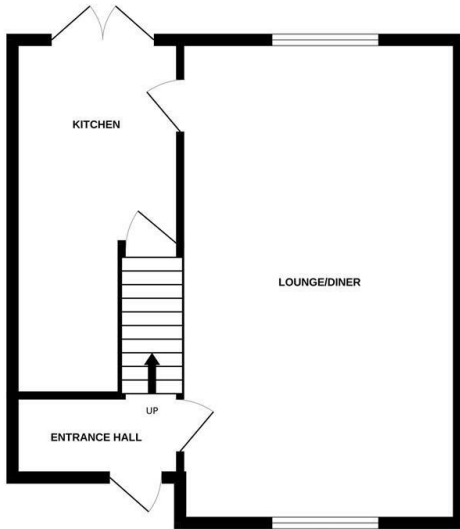
### Rear Garden

The rear has a split level patio area which would be perfect for planters and has a greenhouse for those who may wish to grow your own vegetables.

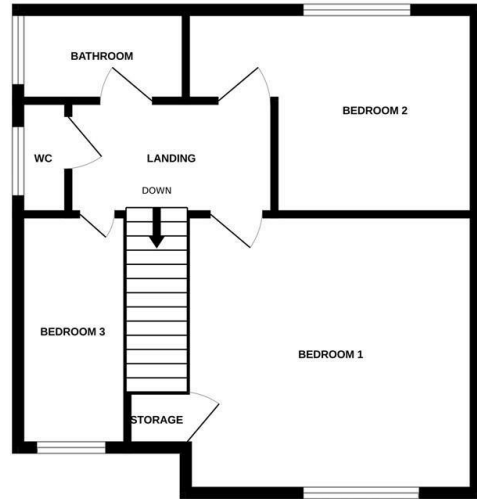


## Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst 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 mis-statement. 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 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 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
|                                             | 57                                                                                                            | 71        |
| <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.

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