

Stanley Street, Castleford



£115,000



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Crown are delighted to bring to the market this two-bedroom mid-terraced property, offering an excellent opportunity for a first-time buyer or investor. Situated close to Castleford town centre, the property is ideally positioned for access to a range of local amenities, shops, transport links and everyday facilities. The property offers a blank canvas for the new owner, providing the opportunity to modernise and personalise the accommodation to their own taste and requirements. The accommodation briefly comprises: living room, kitchen/diner, two bedrooms, bathroom, attic room/useable space, cellar and an enclosed rear garden. With its convenient location, versatile accommodation and potential for improvement, this property is well worth viewing.



- Investment Opportunity
- offers excellent potential for modernisation
- Great Location
- Enclosed Rear Garden
- Close to Town Centre
- Perfect Buy to Let
- EPC Rating D
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Ground Floor

Entrance

Entrance via a UPVC door directly in to the living room.

Living Room

11'1" x 12'0" (3.39 x 3.68)

A good sized living room with a gas fire, radiator and UPVC window to the front of the property.

Kitchen/Diner

11'10" x 12'1" (3.63 x 3.70)

A good sized kitchen/diner with an array of wall and base units, gas hob, integrated oven, work surfaces, extractor fan, feature lighting, access to the cellar & rear garden.

First Floor

Landing

Access to all first floor accommodation.

Bedroom One

11'2" x 12'2" (3.42 x 3.73)

A large double bedroom with storage cupboard, radiator and window to the front of the property.

Bedroom Two

6'0" x 12'4" (1.83 x 3.77)

A single bedroom with a window to the rear and staircase to the attic room.

Bathroom

9'5" x 5'10" (2.89 x 1.78)

A three piece suite comprising of: Bath with shower over, WC, Wash hand basin, Window to the rear of the property and Towel Radiator.

Second Floor

Attic Room/Useable Space

12'3" x 15'5" (3.74 x 4.70)

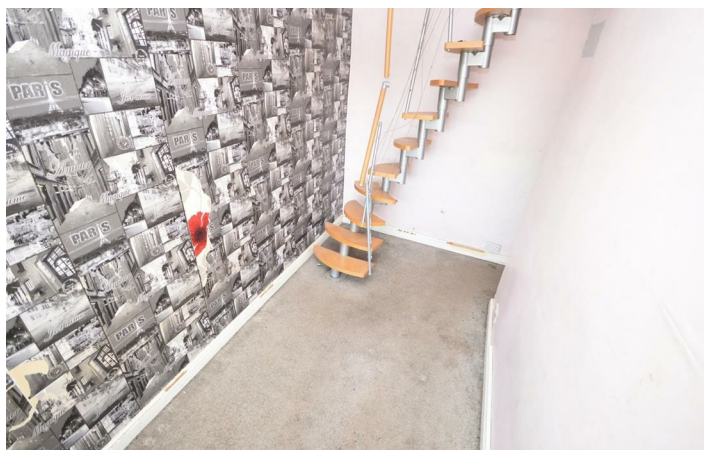
Useable space with Velux window and eaves storage.

Cellar

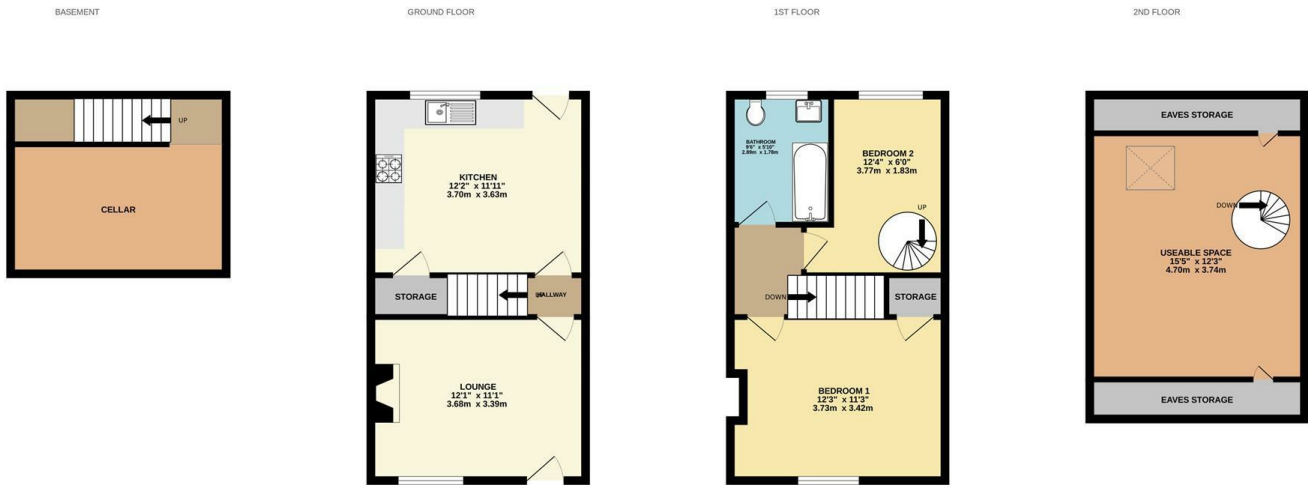
Suitable for storage.

External

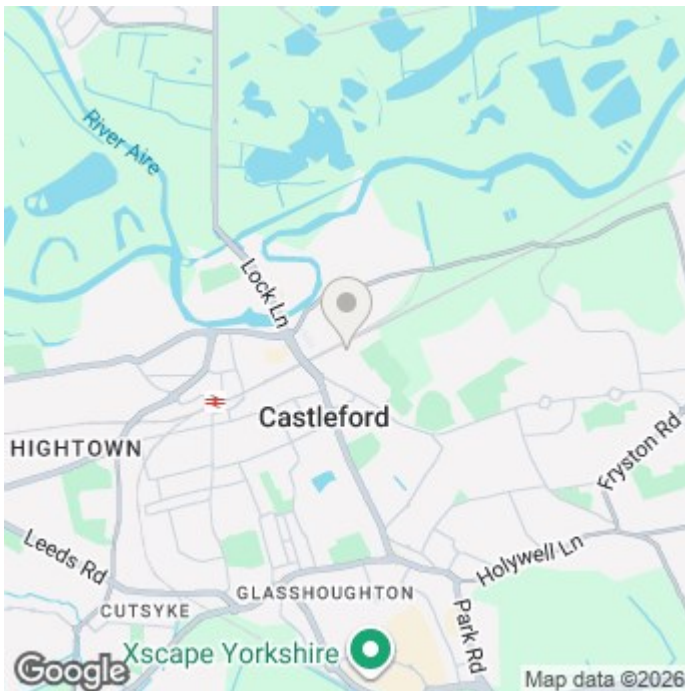
On street parking to the front of the property with enclosed rear garden.



Floor Plan



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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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