

## Ambler Street, Castleford



**£130,000**



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This delightful pre-war terraced house presents an excellent opportunity for both first-time buyers and savvy investors. With three well-proportioned bedrooms, this property offers ample space for a growing family or those seeking a comfortable home. One of the standout features of this home is its no onward chain status, allowing for a smooth and efficient purchase process. The property is situated close to the local station, providing excellent transport links for commuters and easy access to nearby amenities.

Whether you are looking to make your first step onto the property ladder or seeking a great buy-to-let investment, this terraced house on Ambler Street is a fantastic choice.



- Large Lounge
- Modern Kitchen Diner
- Two Spacious Bedrooms
- Recently Renovated Loft Space
- Substantial Bathroom
- Enclosed Rear Garden
- GCH & DG Throughout
- Close to Station
- Awaiting EPC

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

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

## Ground Floor

### Lounge

12'4" x 14'2" (3.76 x 4.32)

Entering through a upvc door. With a picture window, TV point, laminate floor and covered ceiling.

### Kitchen Diner

13'4" x 14'2" ( max x max) (4.06 x 4.32 (4.07 max x max))

Fitted with a range of base and wall units with work surfaces over, incorporating a double sink drainer and mixer tap. Built in oven with gas hob, integral fridge freezer, wall mounted gas boiler laminate flooring, plumbing for washing machine, a pantry, window and door to garden.

## First Floor

### Landing

With a staircase to second floor.

### Bedroom One

9'2" x 14'3" ( max x max) (2.79 x 4.34 (2.80 max x 4.35 max))

With a large storage cupboard, laminate floor, covered ceiling, front facing window and radiator.

### Bedroom Two

6'7" x 13'5" ( max x max) (2.01 x 4.09 ( max x max))

With a window to the rear elevation, radiator and covered ceiling.

### Family Bathroom

7'5" x 10'7" (2.26 x 3.23 (2.25 x 3.22))

Fitted with a low flush WC and wash hand basin, panelled bath, large glazed shower cubicle with mains shower. Tiled surrounds, laminate floor, radiator and uPVC frosted window.

## Second Floor

### Loft Space

14'1" x 14'7" ( max x max) (4.29 x 4.45 (4.3 max x 4.44 max))

With under-eaves storage and two velux windows.

### Rear Garden

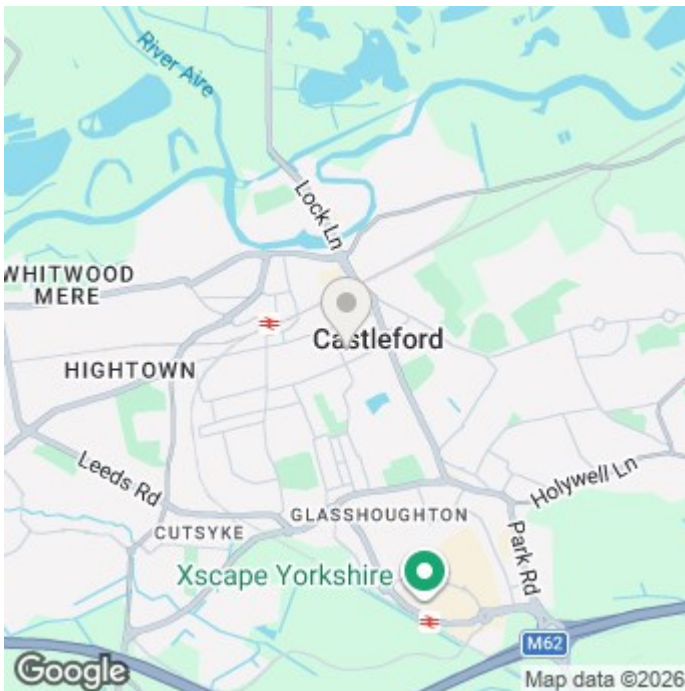
Enclosed rear garden with gated access, patio, outside tap and double power socket.



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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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