



Manor Park Avenue, Allerton Bywater, Castleford, WF10 2DW

- THREE BEDROOM SEMI-DETACHED HOUSE
- OPPORTUNITY FOR RENOVATION
- OFF STREET PARKING
- VILLAGE LOCATION OF ALLERTON BYWATER
- PERFECT FOR INVESTORS
- EPC RATING - D / COUNCIL TAX - B

Offers Over £175,000



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DESCRIPTION

Hunters Wetherby are presenting to market this three bedroom semi-detached house in the village location of Allerton Bywater. This property offers an excellent opportunity for a full renovation and modernisation throughout. While it currently requires significant updating, it provides the perfect blank canvas for those looking to create a home that reflects their own vision. With plenty of scope to add value, this property would make an ideal project for investors, developers or anyone seeking a rewarding renovation opportunity. The property is on a corner plot and is enhanced by its unique potential to be developed and extended - subject to planning permission.

Inside, the property offers a generously sized living/ dining area which is perfect for entertaining and flooded with light due to the dual aspect windows. The kitchen sits just off the main living area - this well proportioned space offers a great opportunity for modernisation and redesign. The kitchen provides access to the rear garden.

Upstairs you will find three bedrooms - two double rooms and one single room. Each of these rooms are nice and bright and the two double rooms provide plenty of space for additional recreational furniture. The house bathroom provides ample space for a bath or walk in shower cubicle as well as a wash hand basin and low level W/C.

Externally, to the rear, the property features a combination of patio and lawn. This outdoor space boasts plenty of potential to be beautifully landscaped. To the front, the property features a large lawned area as well as a private driveway for off street parking. The additional outbuildings serve as extra storage space.

Allerton Bywater is a semi-rural village in West Yorkshire, near Leeds. It is known for its former coal mining history. Road links include proximity to the A1(M) and the M1, providing access to Leeds and York, while the main road through the village is the Leeds Road. A primary school serves the village, and secondary education is available at the nearby Brigshaw High School, which is part of the same learning trust.

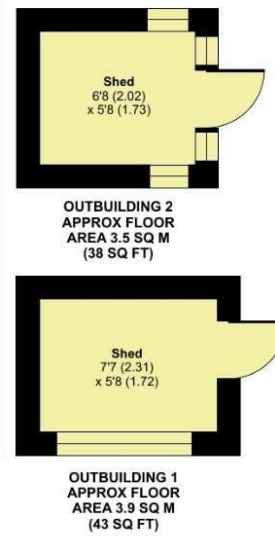
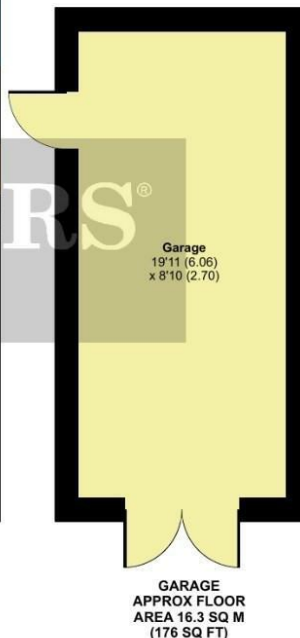
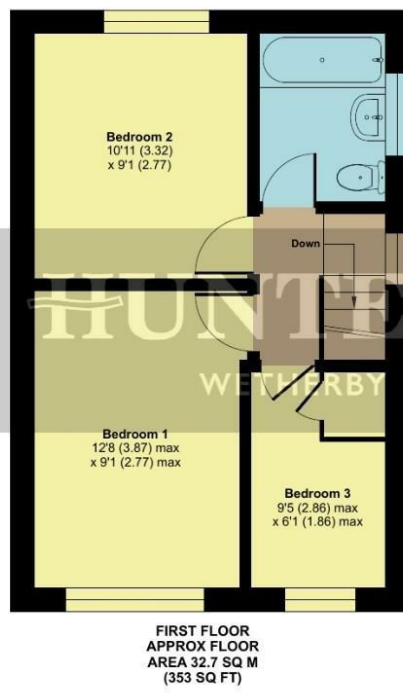
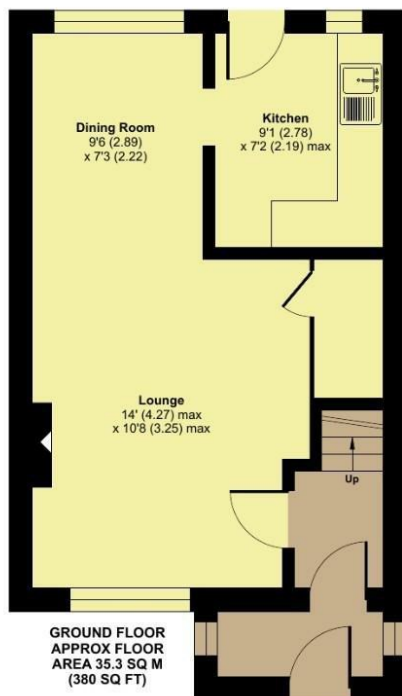




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Approximate Area = 733 sq ft / 68 sq m
 Garage = 176 sq ft / 16.3 sq m
 Outbuildings = 81 sq ft / 7.5 sq m
 Total = 990 sq ft / 91.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1377328

Viewings

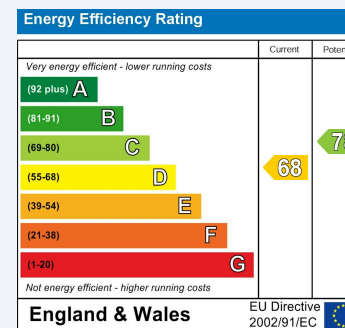
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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