



CROWN

ESTATE AGENTS

Dawtrie Street, Castleford



£160,000



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This modern property is ready to move into and is a perfect fit for families or professionals seeking a comfortable and modern home!

It's great location boasts easy access to local amenities, schools and transport links. Particularly, an excellent feature is the locality to the local Secondary School, a great addition for any family with teenagers!

Local bus routes provide great opportunities for commuters to local towns and cities such as Castleford, Leeds and Wakefield.



- Entrance Hall
- Spacious Lounge Area
- Separate Modern Kitchen/Diner
- Three Good-Sized Bedrooms
- Family Shower Room
- Off-Road Parking with Enclosed Garden to the Rear
- Space to the Rear of the Garden with Plumbing and Electricity
- EPC Grade To Follow
- Council Tax Band A
- Freehold

Call **01977 285 111** to view this property or visit 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**

Entrance Hall

Entrance hall at the front of the property, comes with a modern uPVC glazed external door. This space comes with the meter cupboard cupboard off to the side and a staircase to the first floor.

Lounge

12'9" x 12'6" (3.89 x 3.83)

This property comes with a good sized lounge space off the entrance hall. With a wide window overlooking the front of the property, ample natural light is present throughout the day, giving the space a fresh feel. The central piece of this space is a fitted electric fireplace, with an appealing design yet also practicality throughout the winter months. This room also comes equipped with a coved ceiling which offers a modern, unique feel without limiting space. Telephone and TV points are included, perfect for entertainment. A central heating radiator is fitted in this room to keep a comfortable temperature during the winter months.

Dining Kitchen

18'10" x 9'4" (5.75 x 2.85)

The Dining/Kitchen area boasts a good size open plan family space. With well fitted units to both base and wall height together with laminate work surfaces, this kitchen space offers both a modern feel and a practicality perfect for preparing family meals. Furthermore, this space comes equipped with plumbing for both an automatic washing machine, and a dishwasher. This room also displays many opportunities for natural light, from the rear facing window, to the patio doors leading to the rear garden. Integral ceiling lighting keeps the room bright throughout the day, with laminate flooring and a central heating radiator.

First Floor Landing

Up to the first floor landing, this space comes with an access point to the loft, a central heating radiator and a side facing window.

Bedroom 1

13'3" x 12'7" (4.04 x 3.85)

This spacious first bedroom comes equipped with a large window to the front of the property, allowing for ample natural light and views to the front space. With carpeted flooring and a central heating radiator, this room has both comfort and warmth in mind. This room is the largest of the three bedrooms and is a great space to make your own!

Bedroom 2

11'2" x 9'0" (3.41 x 2.76)

This homes second bedroom is a good-sized double bedroom facing to the rear of the property. With a coved ceiling, this space has a unique feel without restricting space. The window facing the rear allows for ample light during the day, and views to the rear garden. The room also comes with carpeted flooring and a central heating radiator.

Bedroom 3

8'10" x 8'2" (2.71 x 2.49)

The third bedroom is the smallest of the three, with great potential to personalise and make it your own! This room comes with a front facing window allowing for natural light throughout the day, and a central heating radiator to keep the space warm throughout winter.

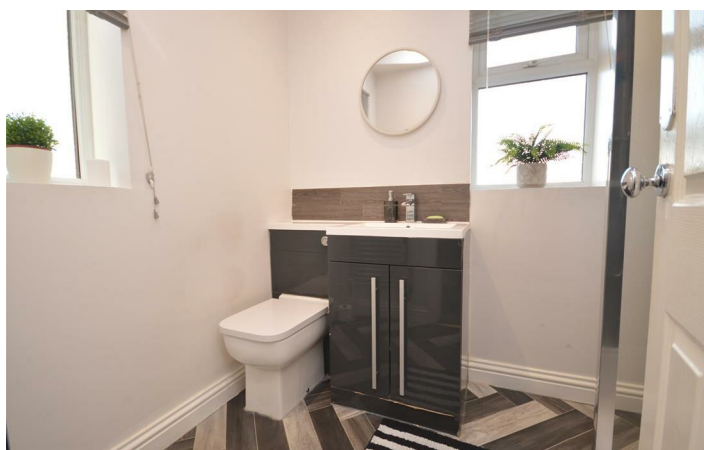
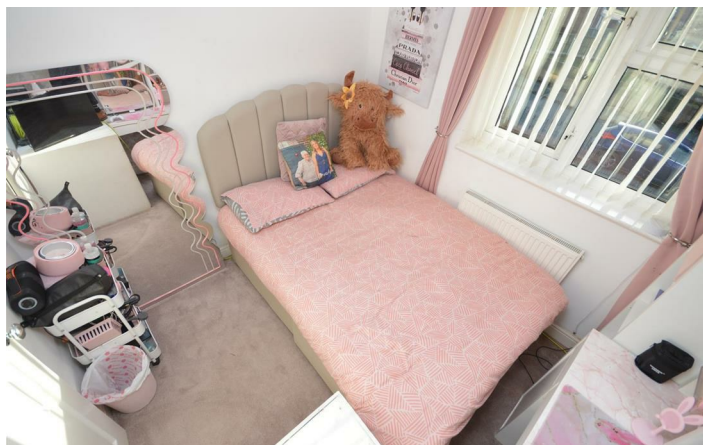
Family Shower Room

7'7" x 5'5" (2.32 x 1.66)

This properties shower room is a modern and bright space, refurbished with a large walk in shower, vanity wash hand basin and low level flush WC. With vinyl flooring and surround around the shower and sink spaces, this space is both modern, and efficient to clean and maintain. Integral lights and two windows to the rear keeps the room bright throughout the day, while a heated towel warmer stands to the corner of the room.

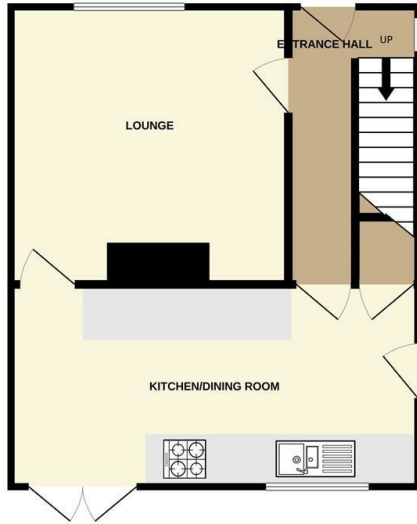
External

To the front of the property is a large off-road parking area, with potential to fit multiple vehicles. To the rear of the property is a decked patio space with fencing surround and a seating area.

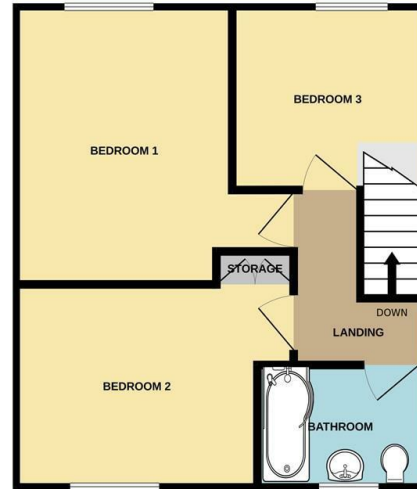


Floor Plan

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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