



CROWN

ESTATE AGENTS

Thornhill Road, Castleford



£170,000



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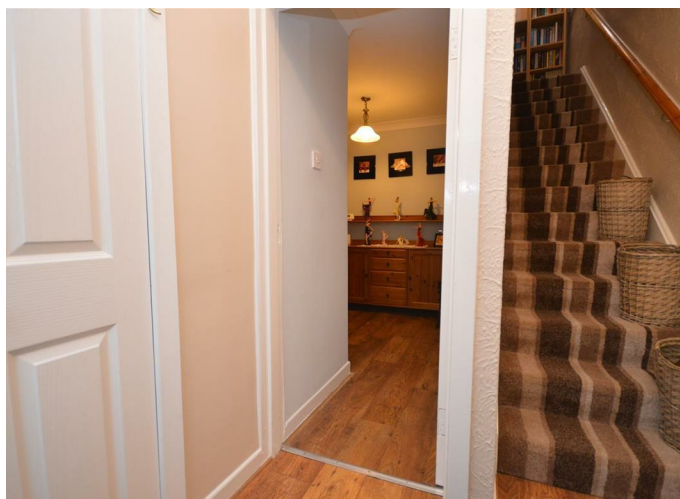


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Crown are thrilled to present to the market this stunning three bedroom semi-detached home, ideally positioned within a popular residential area, close to a wide range of local amenities and benefiting from excellent transport links by both road and rail. Perfectly suited to first-time buyers, growing families, downsizers, and investors alike, this versatile property offers spacious, well-presented accommodation ready to move straight into. Whether you're searching for your next long-term home or a turn-key investment opportunity, this property truly ticks all the boxes. Early viewing is highly recommended to avoid disappointment.



- Great Location
- Council Tax Band A
- Modern Throughout
- Conservatory
- Two Toilets
- Great First Home
- Investment Opportunity
- EPC - D

Call **01777 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**

Ground Floor

Entrance Hall

Entrance in VIA a UPVC front door into the hall. To your left is a storage cupboard that's ideal for storing coats and shoes in, UPVC window, central heating radiator and stairs to the first floor.

Living Room

15'6" x 15'0" (4.73 x 4.59)

A great sized reception room with a brand new electric fire, perfect for those winter evenings. With having a large window to the front of the property this floods the room with natural light during daylight hours.

Kitchen/Diner

18'6" x 8'2" (5.66 x 2.51)

A sleek, modern & fresh kitchen with an array of wall and base units, an abundance of plug sockets, TV/Ariel point, radiator, laminate flooring and access to the conservatory.

Downstairs WC

Located under the stairs, this is a great use of space comprising of: WC, wash hand basin, window and radiator.

Conservatory

7'5" x 12'5" (2.28 x 3.81)

A great addition to the property providing additional space. Newly fitted venetian blinds giving the conservatory that personal touch.

First Floor

Landing

Access to all first floor accommodation, loft access, UPVC window and a storage cupboard.

Bedroom One

12'5" x 11'1" (3.80 x 3.40)

A large double bedroom with a UPVC window to the front of the property and gas central heating radiator.

Bedroom Two

9'6" x 11'9" (2.90 x 3.60)

A bigger than average second bedroom located to the rear of the property.

Bedroom Three

11'1" x 6'1" (3.40 x 1.87)

A single bedroom situated at the front of the property. with a built in storage cupboard.

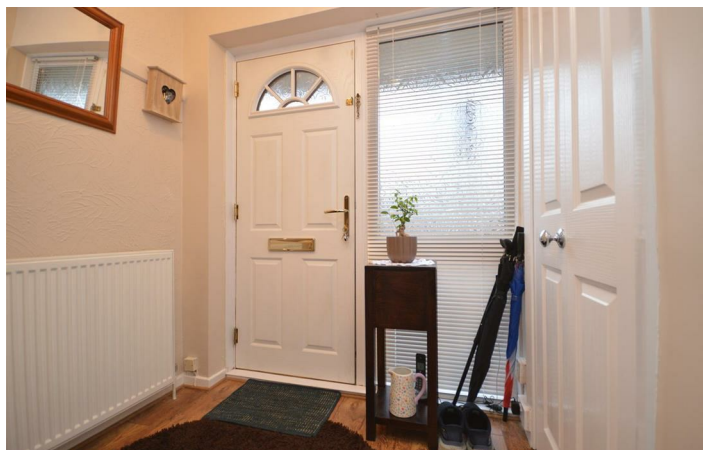
Bathroom

8'8" x 4'10" (2.65 x 1.49)

A three piece suite consisting of: bath with shower over, WC, wash hand basin, UPVC window and a towel drying radiator.

External

Both front and rear gardens are low maintenance. There is the option to drop the curb to the front and create a driveway should you wish to do so. Independent access to the conservatory via the front or rear of the property. Enclosed rear garden with access via the rear gate.



Floor Plan

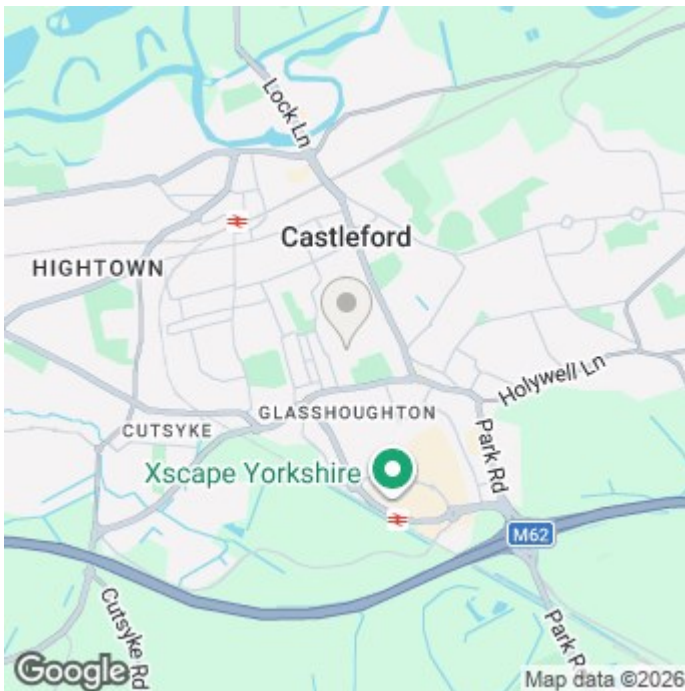
GROUND FLOOR



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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