

...Your proactive estate agent



Cromwell Road, Castleford, WF10 3LA
Offers Over £130,000

Park Row



Lead In

Situated in a popular residential area of Castleford, this well-maintained two-bedroom semi-detached home presents an excellent opportunity for a variety of buyers, including first-time purchasers, investors and those looking to downsize.

The accommodation briefly comprises a welcoming lounge, a fitted kitchen and a useful utility room to the ground floor. To the first floor are two generous double bedrooms and a family bathroom.

Externally, the property boasts a spacious rear garden, providing plenty of outdoor space for relaxing or entertaining, along with the added benefits of a private driveway and a detached garage. The home is presented in modern condition throughout while still offering excellent potential for buyers to add their own style and further enhance the property.

Ideally positioned close to a range of local primary and secondary schools, Castleford town centre, local amenities and excellent motorway links, this home offers convenience for commuters and families alike.

Available to view immediately, we expect strong interest in this fantastic home. Contact Enfields today to arrange your early viewing.

Entrance Hall

1.12 x 1.20 (3'8" x 3'11")

Access to the living room and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Living Room

3.54 x 4.49 (11'7" x 14'9")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Kitchen Diner

2.36 x 4.21 (7'9" x 13'10")

Access to the utility room. Kitchen base units with space for an oven and option to reconnect plumbing for washing machine. Sink with drainer and mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.



Utility Room

4.32 x 1.19 (14'2" x 3'11")

Space for fridge/freezer. UPVC access door leading to the side of the property. Wood effect flooring.

Landing

1.29 x 2.03 (4'3" x 6'8")

Access to both bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One

2.82 x 4.54 (9'3" x 14'11")

Carpeted throughout. central heated radiator. UPVC double glazed window to the front elevation.



Bedroom Two

3.12 x 3.31 (10'3" x 10'10")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Bathroom

1.68 x 2.06 (5'6" x 6'9")

White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Panel bath with chrome taps, shower screen and mains feed shower. Partial wall tiles. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

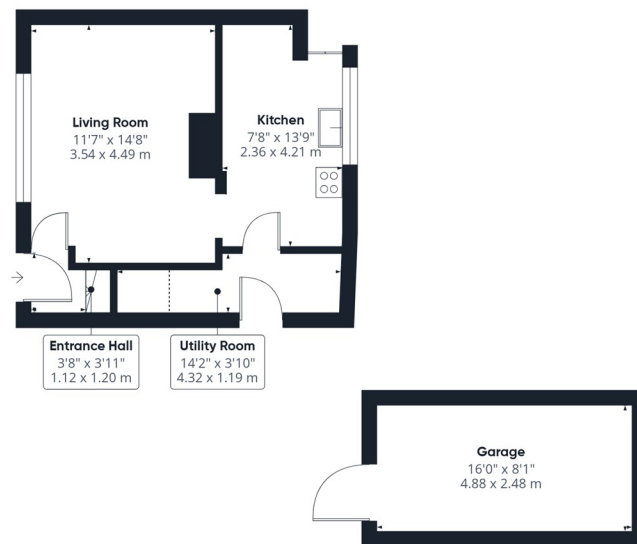


External

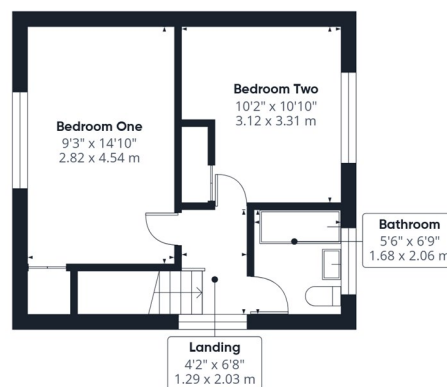
The property is approached via a generous driveway providing ample off-street parking for multiple vehicles, leading to a detached garage offering excellent storage or secure parking. A low-maintenance gravelled front garden enhances the attractive kerb appeal, while a paved pathway leads to the welcoming entrance. Gated side access provides convenient entry to the rear garden.

The fully enclosed rear garden is beautifully presented and offers an excellent outdoor space for the whole family to enjoy. Predominantly laid to lawn, the garden provides plenty of room for children to play, while a paved patio seating area adjacent to the property creates the perfect spot for outdoor dining and entertaining. To the rear, an additional decked seating area enjoys a private setting, ideal for relaxing in the warmer months. The detached garage is accessed from the garden and offers excellent storage or workshop potential, with the garden benefiting from secure fencing, mature planting borders and a high degree of privacy.





Floor 0



Floor 1



Approximate total area⁽¹⁾

785 ft²

72.8 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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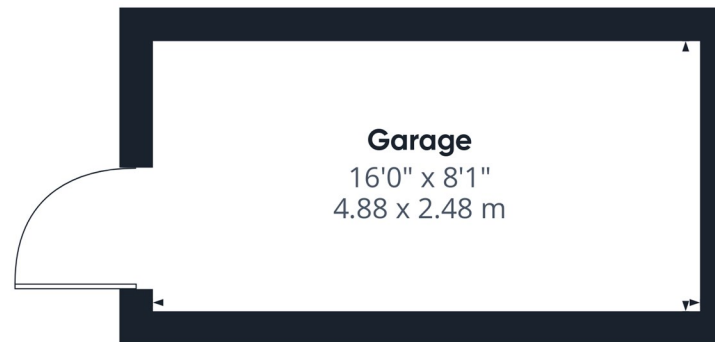
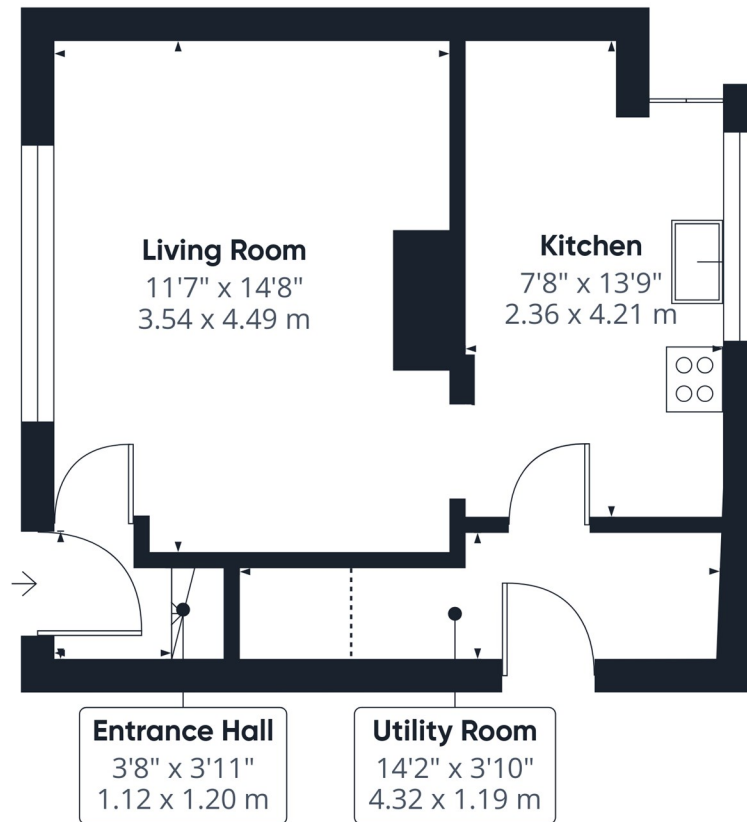
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Floor 0

Approximate total area⁽¹⁾

465 ft²
43.2 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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