

...Your proactive estate agent



Cannon Street, Castleford, WF10 4LZ
£95,000

Park Row



Living Room

3.51 x 4.02 (11'6" x 13'2")

Electric fire with marble effect inset and hearth and feature surround. Built in storage cupboard. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property. Access to the kitchen.



Kitchen

2.98 x 3.02 (9'9" x 9'11")

Range of high and low level kitchen units with laminate worktops. Integrated cooker with four ring hob and extractor hood over. Chrome mixer tap over stainless steel sink and drainer. Option to reconnect plumbing for washing machine. Space for a fridge. Tiled effect flooring. Pantry cupboard. Door access to the rear yard. Central heated radiator. Double glazed UPVC window looking to the rear.



Landing

0.80 x 0.91 (2'7" x 2'12")

Access to both bedrooms and the main bathroom. Carpeted throughout.



Main Bedroom

3.53 x 3.44 (11'7" x 11'3")

Built in wardrobes. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property.



Bedroom Two

3.04 x 1.75 (9'12" x 5'9")

Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the front of the property.



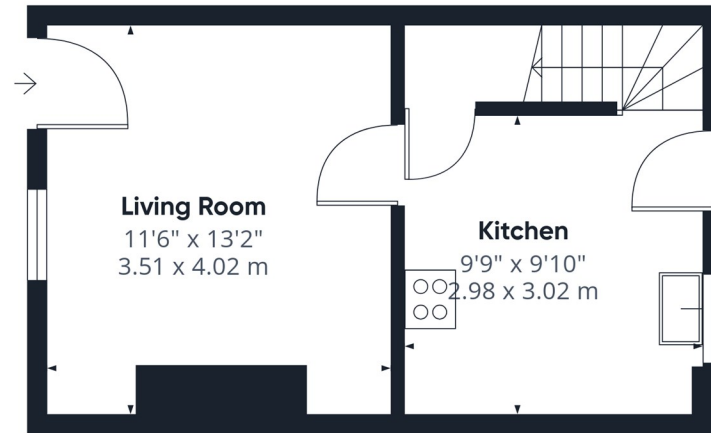
Bathroom

2.14 x 0.91 (7' x 2'12")

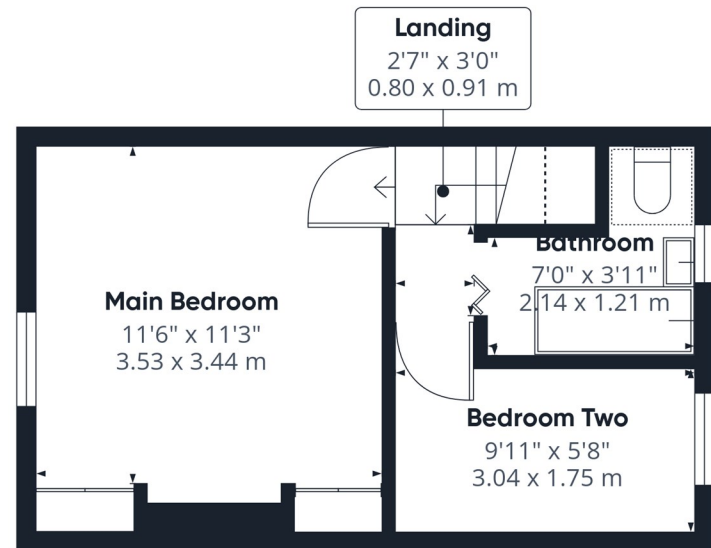
Panel Bath with chrome taps. Wash hand basin with chrome taps. WC with low level flush. Extractor fan. Wood effect flooring. Central heated radiator. Double glazed UPVC window looking to the rear of the property.



Park Row



Floor 0



Floor 1



Approximate total area^m
515 ft²
47.9 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.

GIRAFFE360

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11'6" x 13'2"
3.51 x 4.02 m

9'9" x 9'10"
2.98 x 3.02 m

273 ft²
25.4 m²

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Energy Efficiency Rating

Rating	Current	Target
Very energy efficient: lower running costs	1 (Green)	
Energy efficient: lower running costs	2 (Light Green)	
Decent energy efficiency	3 (Yellow)	
Below average energy efficiency	4 (Orange)	
Poor energy efficiency: higher running costs	5 (Red)	
Current Average	58%	79%

Environmental Impact (CO₂) Rating

Rating	Current	Target
Very environmentally friendly: lower CO ₂ emissions	A (Green)	
Environmentally friendly	B (Light Green)	
Decent environmental performance	C (Yellow)	
Below average environmental performance	D (Orange)	
Poor environmental performance	E (Light Red)	
Very poor environmental performance	F (Red)	
Worst environmental performance	G (Dark Red)	
Current Average	58%	Not exceed A

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