



£120,000

TENURE : FREEHOLD

Smawthorne Grove, Castleford, WF10

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two-bedroom mid-terrace property

Ground floor bathroom

Cosy living room with feature log burner

Enclosed rear garden

Fitted kitchen with useful under-stairs storage

Two well-proportioned bedrooms

Movenowproperties.com LTD
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01924 249349

Website: <https://movenowproperties.com>

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Properties**

Movenowproperties are proud to present this charming two-bedroom mid-terrace home offers comfortable accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or investors alike. The property features a welcoming lounge with a characterful log burner, a practical fitted kitchen, a ground floor bathroom and two bedrooms upstairs. To the rear, the property enjoys an enclosed garden, providing a pleasant outdoor space for relaxing or entertaining.

Ground Floor

Living Room

Measurements: 13'0" x 12'10" (3.96m x 3.92m)

Situated at the front of the property, the welcoming living room provides a warm and cosy atmosphere. Finished with carpeted flooring, the room is centred around a charming feature log burner, creating the perfect focal point for relaxing evenings.

Kitchen

Measurements: 13'0" x 8'3" (3.95m x 2.51m)

Located to the rear of the property, the fitted kitchen benefits from tiled flooring and a range of wall and base units with work surfaces. There is space for a freestanding oven and cooker, while a window overlooks the rear garden, allowing plenty of natural light into the room. A useful under-stairs storage cupboard offers additional storage and includes plumbing for a washing machine.

Bathroom (Ground Floor)

Measurements: 7'7" x 4'9" (2.31m x 1.45m)

Positioned on the ground floor, the bathroom is fitted with a panelled bath with shower over, WC and wash hand basin. Finished with tiled flooring, it provides a practical and functional family bathroom.

First Floor

Bedroom One

Measurements: 13'1" x 12'10" (3.98m x 3.92m)

A spacious double bedroom offering ample room for bedroom furniture, making it an excellent principal bedroom.

Bedroom Two

Measurements: 9'11" x 8'3" (3.03m x 2.51m)

A well-sized second bedroom, ideal as a nursery, child's bedroom, guest room or home office, offering flexibility to suit a variety of needs.

Outside

Rear Garden

The enclosed rear garden provides a pleasant outdoor space, perfect for relaxing, gardening or enjoying the warmer months with family and friends. It offers excellent potential to personalise and create an enjoyable outdoor retreat.

Location

Situated on Smawthorne Grove in the popular residential area of Castleford, this property enjoys a convenient location close to a wide range of local amenities. Castleford town centre is just a short distance away, offering an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities.

EPC Rating: D67

Please contact us for further details of the full EPC

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Tenure: Freehold
Council Tax Band A
Property Type: Detached
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: Street
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk.
Planning permissions N/A
Accessibility features N/A
Coal mining area West Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

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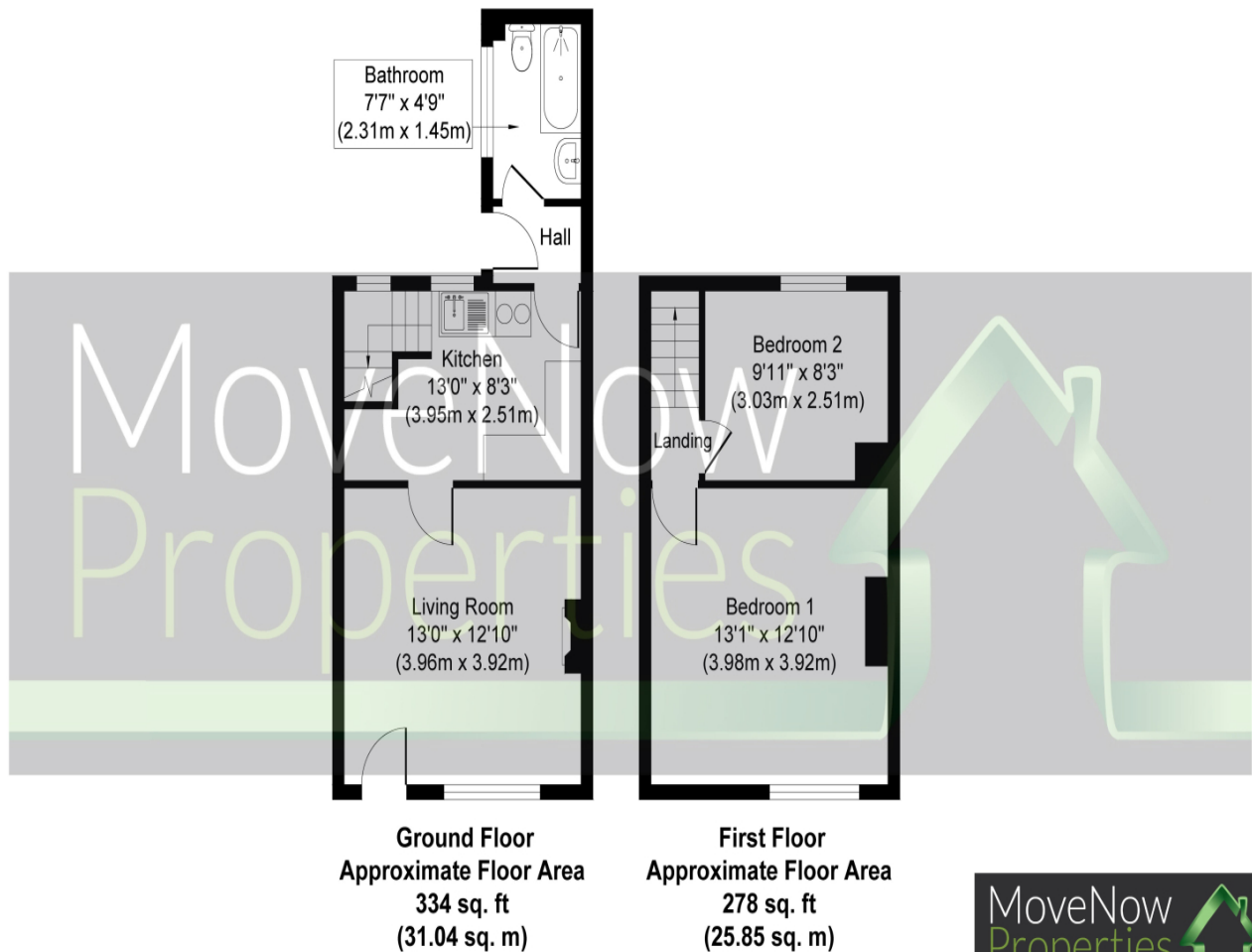
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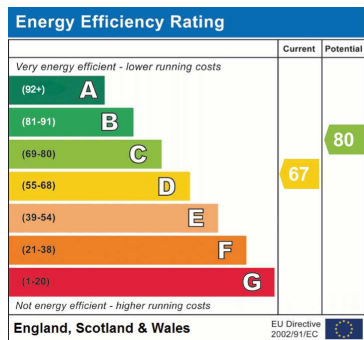






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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