Park Row

The proactive estate agent



Edendale, Castleford, WF10 4LT

£210,000

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Lead In

Situated in a sought-after and extremely popular location, this beautifully presented three-bedroom semi-detached property offers approximately 861 sq ft of well-planned living accommodation and is offered to the market in excellent, move-in condition.

The ground floor has been thoughtfully reconfigured to create a modern and practical layout, comprising a separate lounge, downstairs WC and a fantastic open-plan kitchen diner. The kitchen diner provides a sociable space for everyday family life and benefits from patio doors opening directly onto the rear garden.

To the first floor are two good-sized bedrooms, a further single bedroom and a modern family bathroom.

Externally, the property benefits from off-street parking to the front, while the enclosed rear garden has been beautifully landscaped and features a decking area and artificial lawn, creating a low-maintenance outdoor space ideal for relaxing and entertaining.

The location is a major selling point, with excellent primary and secondary schools nearby and Castleford town centre within easy reach. Castleford offers a wide range of shops, restaurants and amenities, alongside both bus and railway stations providing excellent connectivity.

The property is also ideally positioned for commuters, with convenient access towards Leeds, York, Wakefield and the M62 motorway network.

A fantastic family home in a highly desirable location, offering a stylish presentation, practical accommodation and excellent transport links. An internal inspection is highly recommended.

Entrance Hall

10'5" x 4'6" (3.17 x 1.36)



Access to WC, storage cupboard, kitchen diner, living room and stairs leading to the first floor. Wood effect flooring. Central heated radiator.

WC

6'9" x 2'6" (2.06 x 0.76)

WC with low level flush. Wash hand basin. Extractor fan. Wood effect flooring. Central heated radiator.

Living Room

11'11" x 15'10" (3.62 x 4.83)



Feature fire with hearth and surround. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner

8'10" x 24'1" (2.69 x 7.35)



A modern range of high and low level kitchen base units with integrated appliances including oven, microwave, electric hob, extractor hood, fridge freezer, washing machine and dishwasher. Bowl sink with chrome mixer tap. UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Landing

9'1" x 6'8" (2.76 x 2.03)

Access to all three bedrooms, shower room and the fully boarded loft that is fully insulated and carpeted. Carpeted throughout.

Bedroom One
11'11" x 8'11" (3.62 x 2.71)



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

Bedroom Two
8'10" x 8'9" (2.70 x 2.67)



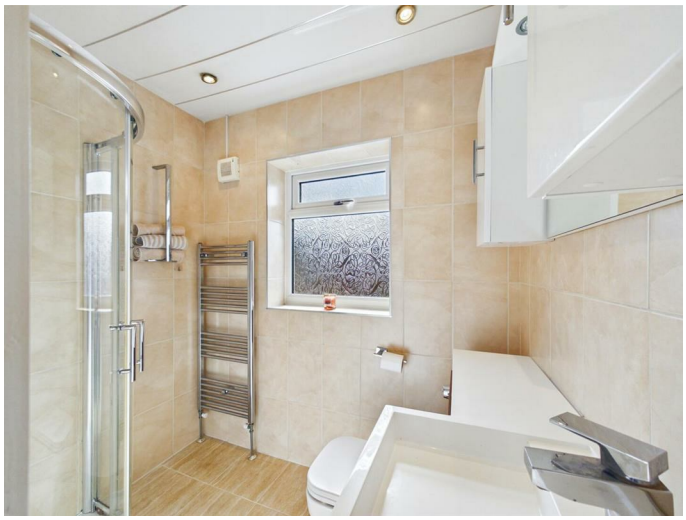
Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
8'11" x 4'8" (2.71 x 1.43)



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

Shower Room
5'6" x 6'8" (1.68 x 2.04)



White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Full height wall tiling. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

External



To the front, the property benefits from a low-maintenance garden with a combination of paved and decorative gravelled

areas, complemented by raised planters. A paved driveway provides convenient off-street parking and leads to the main entrance.
To the rear is a beautifully presented and fully enclosed landscaped garden, designed with ease of maintenance in mind. The garden features artificial lawn, paved pathways and fenced boundaries offering a good degree of privacy.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

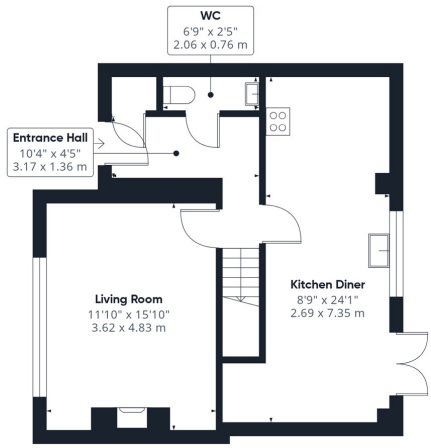
TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

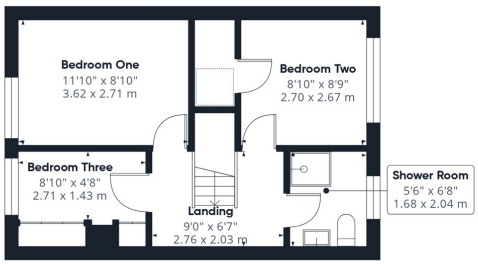








Floor 0





Floor 1

Approximate total area(1)

861 ft²

79.9 m²

(1) Excluding balconies and terraces

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

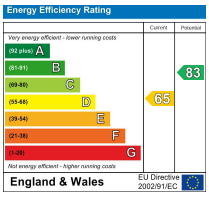
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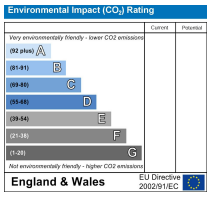
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