

Walden Street, Castleford



Offers In Excess Of £150,000



2



1



1



60

This stunning two bedroom mid terrace property is suitable to an array of buyers. Located close to a selection of local amenities, Castleford Bus Station, Train Station and with the M62 a short distance away making the city commute more than accessible. With modern fitted furniture, engineered oak flooring, Karndean flooring, new kitchen & modern bathroom this property is ready to move into. Early viewing is advised as this property won't be on the market for long!



- Great Location
- Brand New Kitchen
- Custom Built in Storage
- Garage
- Log Burner
- Modern Throughout
- Must be Viewed
- Perfect for First Time Buyers
- Council Tax Band A
- EPC Grade D

Call **01777 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Ground Floor

Entrance

Entrance directly into the front room.

Living Room

11'4" x 13'2" (3.47 x 4.03)

A great sized main reception room with engineered oak flooring, log burner, fitted blinds & modern sleek light fixtures walking in to the property this sets the standard that flows throughout.

Kitchen/Diner

13'3" x 13'4" (4.04 x 4.07)

A newly fitted kitchen with an array of wall and base units, integrated induction hob set within the island along with a fan oven.

First Floor

Landing

Access to all first floor accommodation.

Bedroom One

13'1" x 11'4" (4.00 x 3.47)

A great sized main bedroom with Karndean flooring, bespoke fitted storage both wardrobe and over the bed with an additional storage cupboard and loft access.

Bedroom Two

8'10" x 13'6" (2.71 x 4.13)

A good sized single room, again, with bespoke fitted wardrobe.

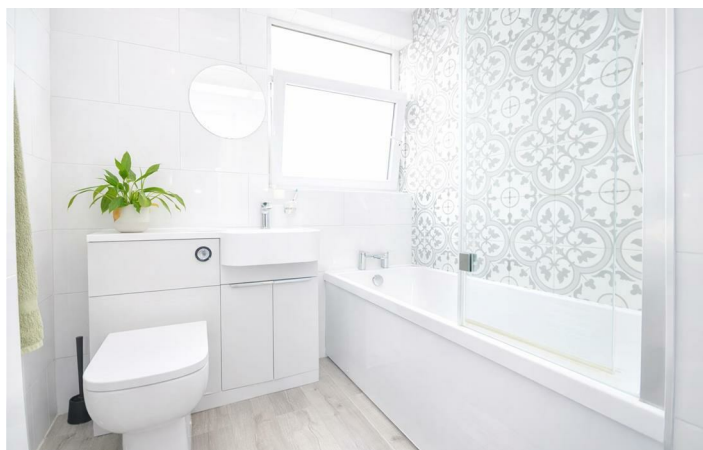
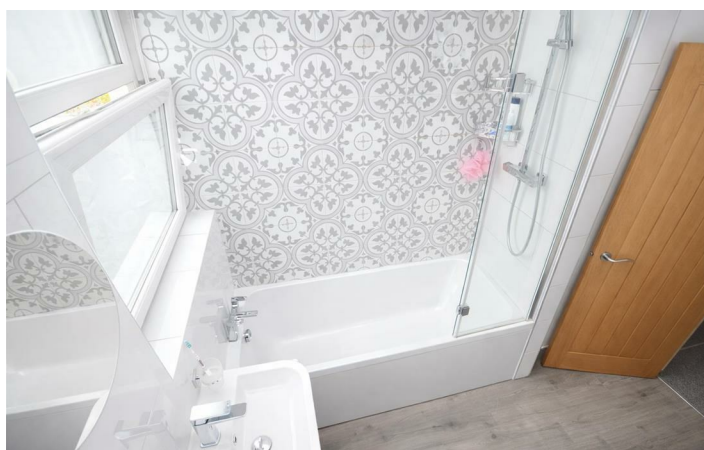
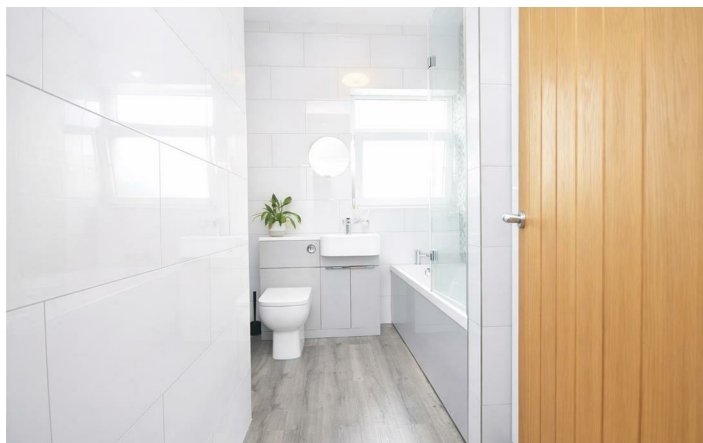
Bathroom

6'8" x 8'8" (2.04 x 2.66)

A light airy modern bathroom with a vanity unit, bath with shower over, WC and towel drying radiator.

External

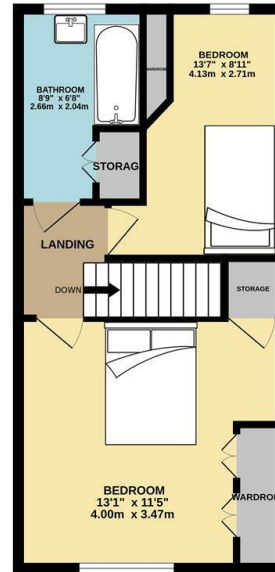
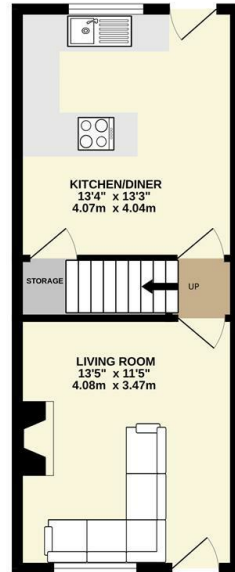
On street parking to the front, courtyard to the rear with detached single garage,



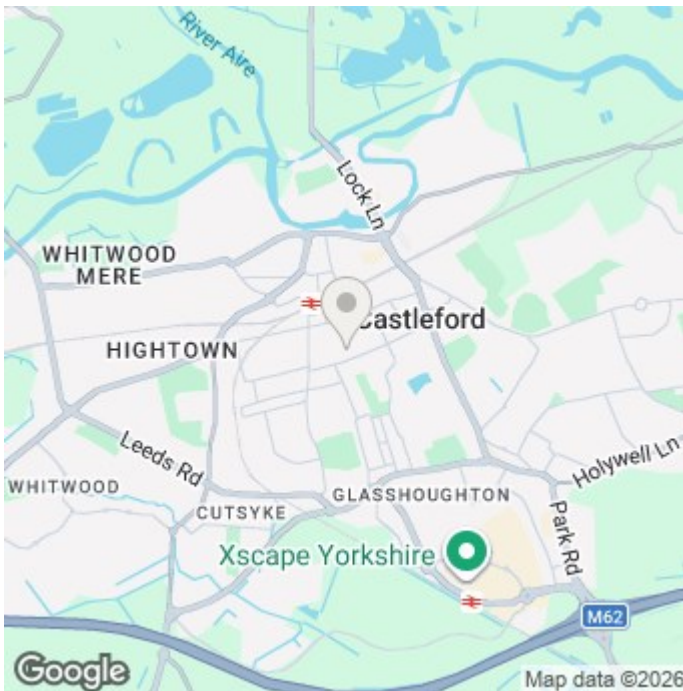
Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. 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 is given as to their operation or efficiency can be given. Made with Metagroup software.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Call **01977 285 111** to view this property or visit www.crownstateagents.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**