

... Your proactive estate agent



**Robin Hood Street, Castleford, WF10 4AX**  
**Offers Over £130,000**





## Lead In

Situated on the outskirts of Castleford town centre, this two-bedroom mid-terrace home offers an excellent opportunity for a wide range of buyers, including first-time purchasers, investors and those looking to downsize. Enjoying a convenient location, the property is within easy walking distance of local schools, shops, transport links and the town centre itself.

The accommodation is well presented throughout and offers modern living space, whilst still providing scope for a new owner to make further improvements and add their own personal touch. Externally, the property benefits from on-street parking to the front, whilst to the rear there is valuable off-street parking with space for multiple vehicles, alongside a private garden area.

Offered to the market with no onward chain, this home represents a fantastic opportunity for those seeking a property in a well-connected and popular location. Early viewing is highly recommended to fully appreciate everything this home has to offer.

Contact Park Row today to arrange your viewing, as properties of this nature are rarely available for long.

## Living Room

**3.30 x 3.96 (10'10" x 12'12")**

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



## Kitchen

**3.61 x 3.90 (11'10" x 12'10")**

Range of high and low level kitchen base units in shaker style. Sink with drainer and chrome tap. Stairs leading to the first floor. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.



## Landing

**2.77 x 0.81 (9'1" x 2'8")**

Access to both bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.



## Bedroom One

**3.33 x 3.93 (10'11" x 12'11")**

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



## Bedroom Two

**2.00 x 3.04 (6'7" x 9'12")**

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



## Bathroom

**1.50 x 2.66 (4'11" x 8'9")**

White suite comprising of wash hand basin with chrome mixer tap. Panel bath with chrome taps, shower screen and shower attachment. WC with low level flush. Extractor fan. Chrome central heated towel rail.



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

591 ft<sup>2</sup>  
54.8 m<sup>2</sup>

(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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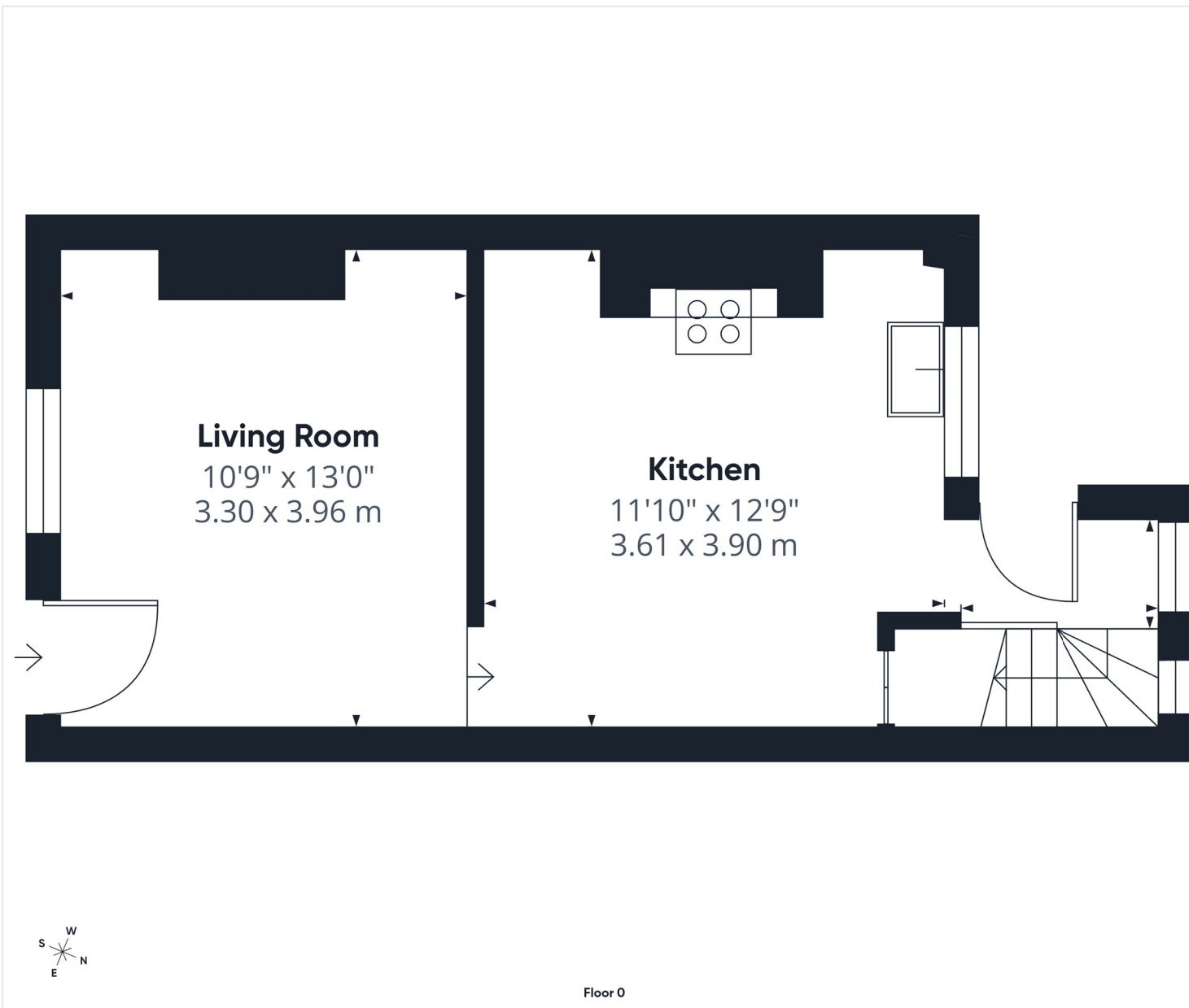
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Approximate total area<sup>(1)</sup>  
319 ft<sup>2</sup>  
29.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100 kWh/m <sup>2</sup> A	44 kWh/m <sup>2</sup> D	100 g/m <sup>2</sup> B	100 g/m <sup>2</sup> B
91 kWh/m <sup>2</sup> B	47 kWh/m <sup>2</sup> D	100 g/m <sup>2</sup> C	100 g/m <sup>2</sup> C
82 kWh/m <sup>2</sup> C	50 kWh/m <sup>2</sup> E	100 g/m <sup>2</sup> D	100 g/m <sup>2</sup> D
73 kWh/m <sup>2</sup> D	53 kWh/m <sup>2</sup> F	100 g/m <sup>2</sup> E	100 g/m <sup>2</sup> E
64 kWh/m <sup>2</sup> E	56 kWh/m <sup>2</sup> G	100 g/m <sup>2</sup> F	100 g/m <sup>2</sup> F
55 kWh/m <sup>2</sup> F	59 kWh/m <sup>2</sup> G	100 g/m <sup>2</sup> G	100 g/m <sup>2</sup> G
46 kWh/m <sup>2</sup> G	62 kWh/m <sup>2</sup> G	100 g/m <sup>2</sup> G	100 g/m <sup>2</sup> G

England & Wales 2020/1/EC

