CROWN | ESTATE AGENTS

Churchfield Lane, Castleford

Offers In Excess Of £175,000

3 | 1 | 2 | 62

Ideally situated within a popular residential location, this well-presented three-bedroom mid-terraced home is offered to the market with no onward chain, making it an appealing choice for first-time buyers, families and investors. The property provides spacious and versatile accommodation throughout, comprising a welcoming lounge, well-appointed kitchen, three generously sized bedrooms and a family bathroom. To the rear, the enclosed garden provides a private outdoor space, ideal for relaxing, entertaining or enjoying with family during the warmer months. Churchfield Lane is conveniently positioned for a range of local amenities, reputable schools and supermarkets, while excellent transport links provide easy access to Castleford town centre, the M62 motorway network and nearby railway connections, making this a particularly practical location for commuters.

- No Onward Chain
- Great Location
- Large Cellar
- Front & Rear Gardens
- Council Tax Band A
- Must Be Viewed
- Income Potential
- Close to Motorway
- EPC Grade D

Call 01977 285 111 to view this property or visit www.crownestateagents.com

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

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Ground Floor

Entrance Hall
Entrance in through a UPVC door, central heating radiator, access to all ground floor accommodation and stairs to first floor.

Dining Room
10'10" x 12'5" (3.32 x 3.81)
A good sized room located at the front of the property. Window overlooking the front garden with central heating radiator.

Bathroom
3'10" x 7'10" (1.19 x 2.40)
A three piece suite consisting of Bath with shower over, WC, Vanity unit and a towel drying radiator.

Living Room
15'5" x 11'10" (4.70 x 3.61)
A nice sized living room with access to the cellar and kitchen. A gas fire place with mantel around and TV point.

Kitchen
10'3" x 7'10" (3.13 x 2.39)
Built in to the former conservatory, an array of wall and base units, electric hob, integrated oven, sink and half drainer, extractor fan and access to the rear garden.

First Floor

First Floor Landing
Access to all first floor accommodation and access to the loft.

Bedroom One
10'11" x 16'2" (3.34 x 4.95)
A large bedroom with an abundance built in storage, central heating radiator and two windows to the front of the property.

Bedroom Two
12'0" x 11'11" (3.67 x 3.64)
A double bedroom with built in storage, central heating radiator, and a window to the rear of the property.

Bedroom Three
7'7" x 8'9" (2.33 x 2.67)
A single bedroom with built in storage, central heating boiler and a window to the rear of the property.

External
Mature front and rear gardens, on street parking.

Cellar
Access in via the living room, power, external window with scope to be converted.

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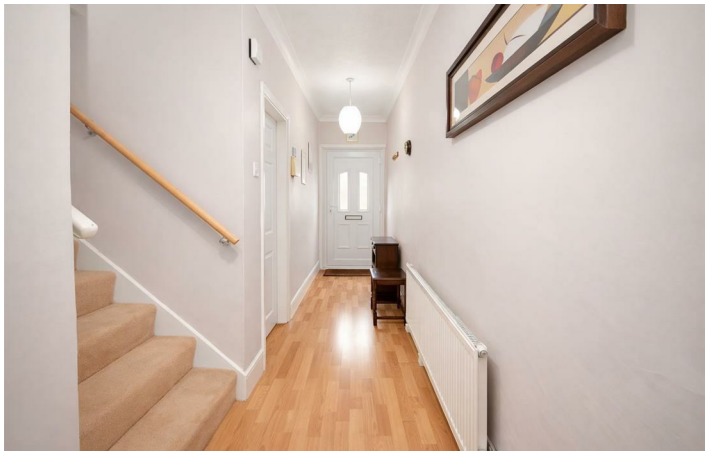

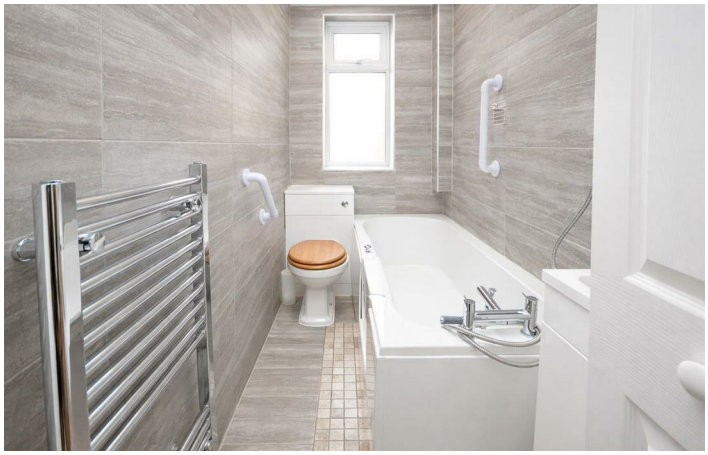

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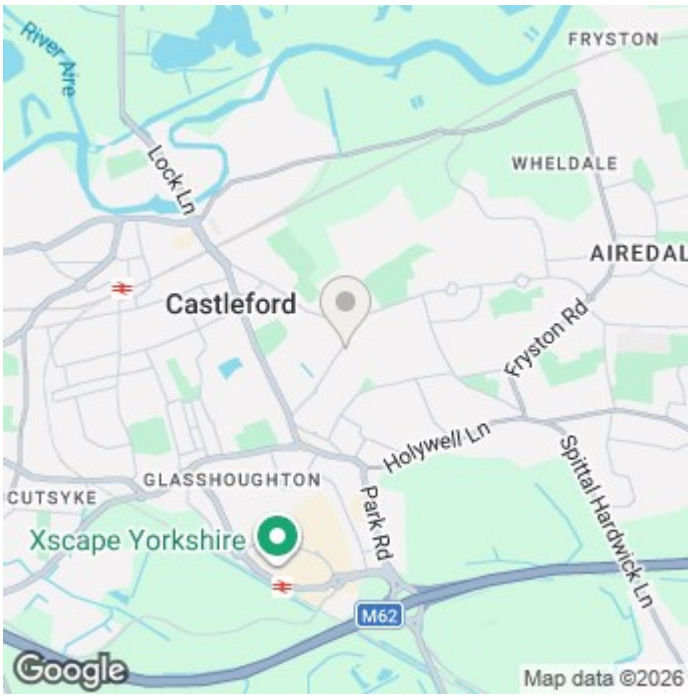
Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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.

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