



CROWN

ESTATE AGENTS

Beancroft Road, Castleford



Offers Over £145,000



3



1



2



63

This property is perfect for investors or for buyers looking to take on a project and to make a property their own. Located close to Castleford town centre, train station, bus station and motorway links this is an ideal location that would suit many individual needs. Boasting three double bedrooms, two large reception rooms, front & rear gardens and off-road parking this property will gain a lot of attention so early viewing is advised to avoid disappointment.



- No Onward Chain
- Off Road Parking
- Project Property
- Three Good Sized Bedrooms
- Great Location
- Income Potential
- Awaiting EPC

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

Ground Floor

Entrance Hall

Entrance in VIA a UPVC door, access to all ground floor accommodation and stairs to first floor.

Living Room

13'2" x 11'10" (4.03 x 3.61)

A good sized reception room with a radiator and a window to the front of the property.

Living/Dining Room

17'10" x 10'7" (5.44 x 3.25)

A large room with a window to the rear of the property, gas fire and access to the cellar and kitchen.

Kitchen

11'6" x 7'5" (3.53 x 2.27)

A galley style kitchen with an array of wall and base units. Sing with drainer, door to rear garden, gas point for cooker & hob with access into the utility room.

Utility Room

10'6" x 6'8" (3.22 x 2.04)

Work surfaces, window overlooking the rear garden and plumbing for washing machine.

First Floor

Landing

Access to all first floor accommodation.

Bedroom One

12'10" x 9'11" (3.93 x 3.04)

A double bedroom with a radiator and window to the front of the property.

Bedroom two

10'2" x 10'7" (3.10 x 3.23)

A double bedroom with a radiator and window to the rear of the property.

Bedroom Three

10'7" x 10'6" (3.23 x 3.21)

A double bedroom with a radiator and window to the rear of the property.

Shower Room

7'11" x 5'2" (2.42 x 1.60)

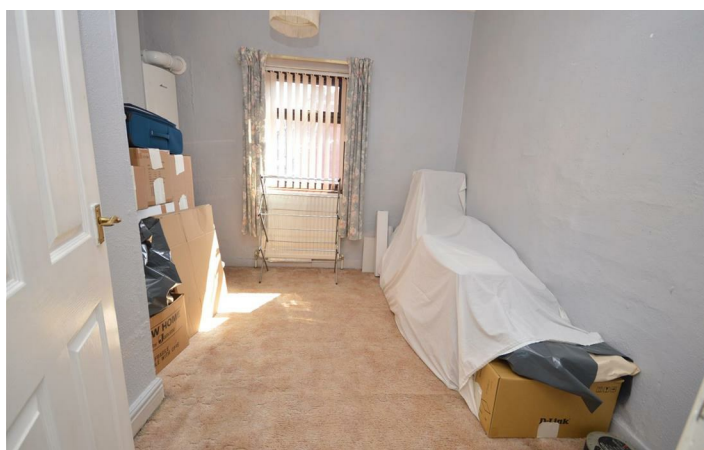
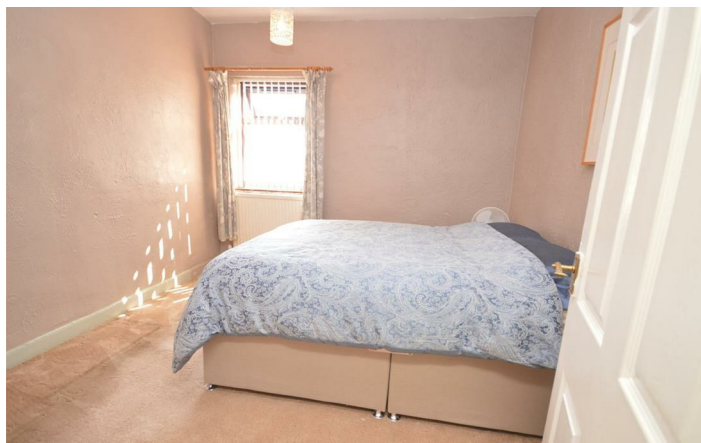
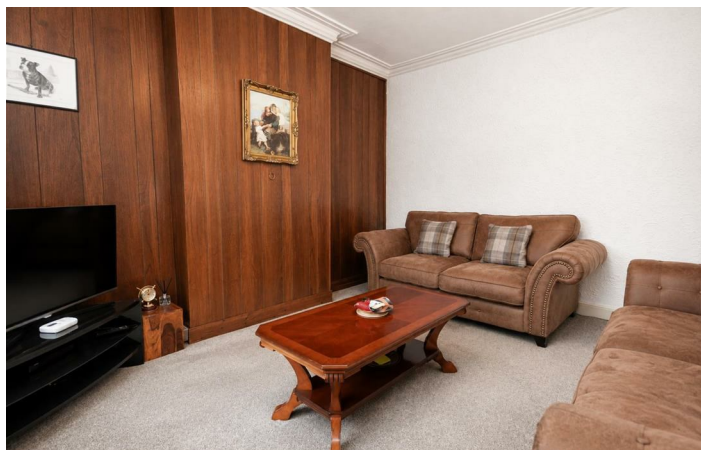
A modern shower room with WC, vanity unit, radiator, window to the front of the property and a large walk in shower.

Cellar

Suitable for storage.

External

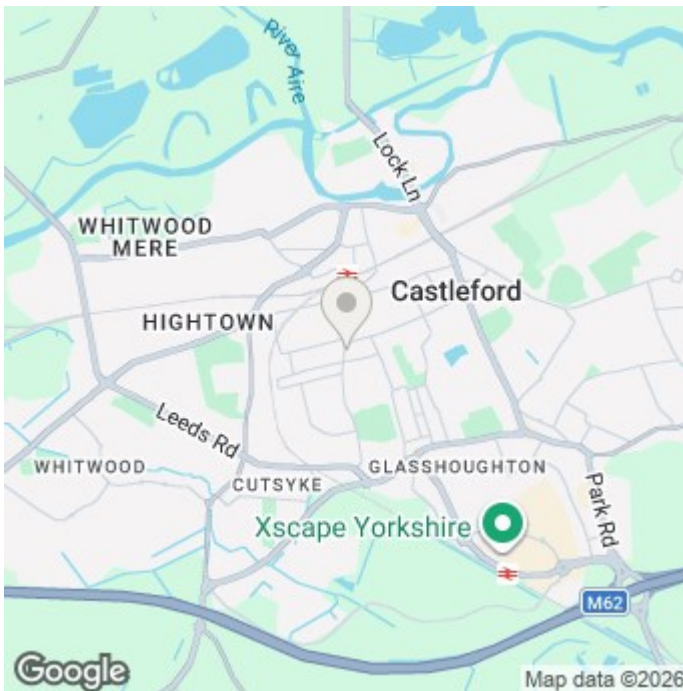
Off road parking to the front of the property, mature garden and a courtyard to the rear.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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.

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