



CROWN

ESTATE AGENTS

Towton Drive, Castleford



Offers Around £200,000



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On Towton Drive in Castleford, this extended semi-detached house presents an exciting opportunity for those seeking a refurbishment project.

The interior offers unlimited potential! allowing you to reimagine the layout and design to create a home that reflects your vision. Whether you are a first-time buyer looking to make your mark or an investor seeking a promising project, this property is ripe for renovation.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and transport links, ensuring that you have everything you need within easy reach.



- PERFECT REFURISHMENT OPPORTUNITY
- Large well laid out property
- Super lounge and open dining area
- Fitted kitchen with further dining
- Downstairs shower room
- 3 large bedrooms with fitted wardrobes
- Family Bathroom
- Separate Office
- EPC rating to follow
- Council Tax band B

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**

Front Elevation

The front of the property has a block paved driveway with access to the external office.

Entrance Hall

Accessed through a panelled and glazed door with the staircase leading for the first floor. There is a single central heating radiator.

Lounge

13'11" x 12'3" (4.25 x 3.75)

This magnificent sized room could be the epitome of style with its generous proportions and feature regency style fireplace with electric fire and marble hearth. There is original dado rail and a wide window to the front of the property together with a central heating radiator. Open access leads in to the dining room.

Dining Room

8'4" x 8'3" (2.56 x 2.52)

Through from the lounge is the dining room having further dado rail feature and a single radiator. There are double doors leading to the kitchen. The flow of this property works very well.

Kitchen Dining

9'3" x 8'3" (2.82 x 2.54)

The large fully fitted kitchen has a range of floor and wall mounted units with a 1.5 bowl sink with drainer and mixer tap. There is plumbing for a washing machine along with a wide range style built in cooker with a chimney style extractor hood and tall integrated fridge/freezer. Concealed space and plumbing for an automatic washing machine and space for a tumble drier. There are French windows leading to the rear garden and also a rear facing window in the kitchen section. Side door leading to an

Rear Porch

With access door to from the rear garden and giving access to a

Shower Room

7'1" x 4'10" (2.17 x 1.49)

Having a shower cubicle, low level flush WC and vanity wash hand basin with work top around and cupboards below.

Landing

The landing has access to the loft and the window looking to the side.

Bedroom One

12'3" x 10'3" (3.75 x 3.13)

Bedroom One contains two walls of fitted wardrobes which could class as a walk in wardrobe with the vast amount of opportunity this property has to offer. They could be removed completely making a great main bedroom. There is a single radiator to the front and a single radiator.

Bedroom Two

10'3" x 9'9" (3.14 x 2.99)

Bedroom Two also has two walls of fitted wardrobes which you may choose to remove to update the room. With bedside drawers and a dressing table. There is a window facing to the rear and a single radiator.

Bedroom Three

8'2" x 6'7" (2.51 x 2.02)

The third bedroom has fitted wardrobes with shelves in which as other areas of the house is crying out for a refurbishment and updating. The window faces the front of the property and there is a single radiator.

Family Bathroom

6'6" x 5'4" (2.00 x 1.63)

Unless you love burgundy and pink you're going to want to update this bathroom suite. With a low flush toilet, panelled bath and tiled surround. There is a single radiator and UPVC frosted window looking out to the rear.

External Office

Former garage converted into an external garage. Could be the perfect use for a home business with separate access.

Rear Porch

Rear access to the property from a paved area, with a UPVC door and window.

Rear Garden

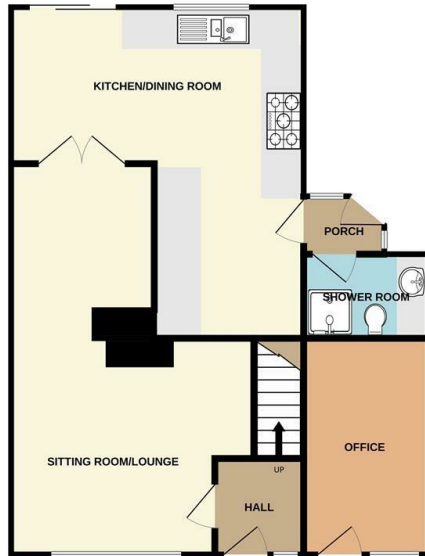
The rear of the property has easy to maintain grassed areas split with a pathway. With iron fencing and gravel planted areas. Currently setup for ease of use but, could be turned into an oasis for outdoor dining.



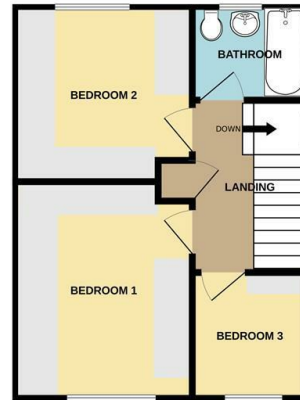


Floor Plan

GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.

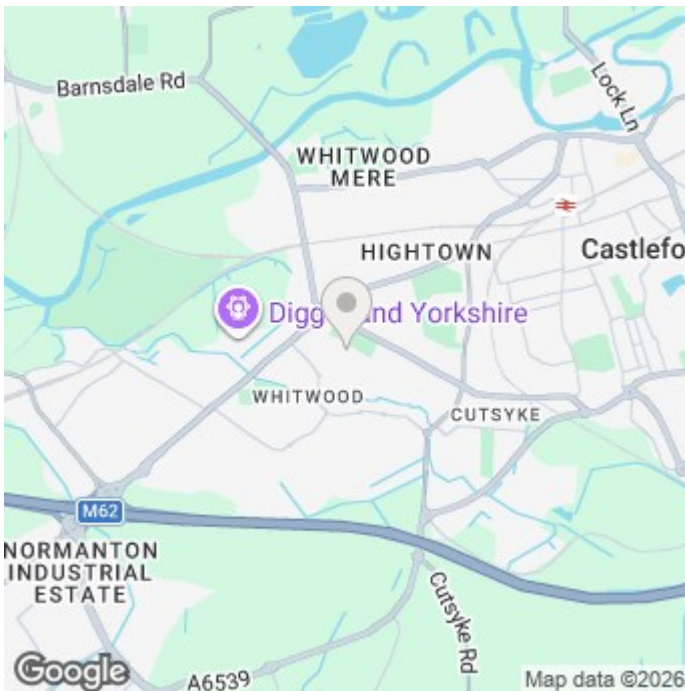


1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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