

## Stanley Street, Castleford



£115,000



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Crown are pleased to introduce to the market this Two Bedroom Mid Terraced property. This property is a blank canvass ready for it's new owner to make their own. Located close to Castleford town centre this property would make an ideal investment or first time buy. Accommodation comprising in brief: Living Room, Kitchen Diner, Two Bedrooms, Bathroom, Attic Room/Useable Space, Cellar and Enclosed Rear garden.



- Investment Opportunity
- Blank Canvas
- Great Location
- Enclosed Rear Garden
- Close to Town Centre
- Perfect Buy to Let
- Awaiting EPC
- Council Tax Band A

Call **01977 285 111** to view this property or visit [www.crownstateagents.com](http://www.crownstateagents.com)

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

## Ground Floor

### Entrance

Entrance via a UPVC door directly in to the living room.

### Living Room

11'1" x 12'0" (3.39 x 3.68)

A good sized living room with a gas fire, radiator and UPVC window to the front of the property.

### Kitchen/Diner

11'10" x 12'1" (3.63 x 3.70)

A good sized kitchen/diner with an array of wall and base units, gas hob, integrated oven, work surfaces, extractor fan, feature lighting, access to the cellar & rear garden.

## First Floor

### Landing

Access to all first floor accommodation.

### Bedroom One

11'2" x 12'2" (3.42 x 3.73)

A large double bedroom with storage cupboard, radiator and window to the front of the property.

### Bedroom Two

6'0" x 12'4" (1.83 x 3.77)

A single bedroom with a window to the rear and staircase to the attic room.

### Bathroom

9'5" x 5'10" (2.89 x 1.78)

A three piece suite comprising of: Bath with shower over, WC, Wash hand basin, Window to the rear of the property and Towel Radiator.

## Second Floor

### Attic Room/Useable Space

12'3" x 15'5" (3.74 x 4.70)

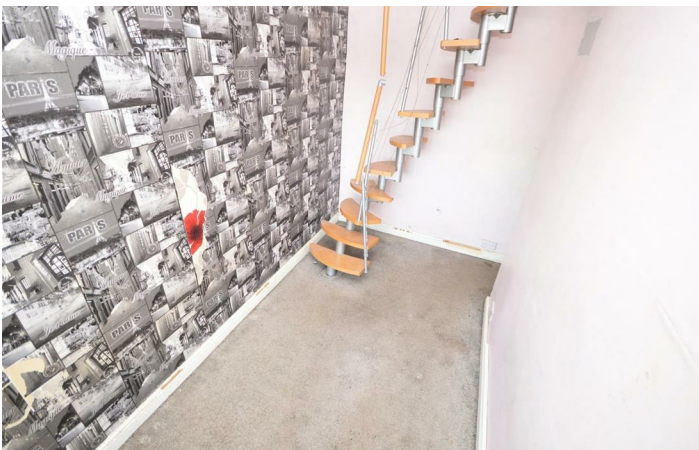
Useable space with Velux window and eaves storage.

### Cellar

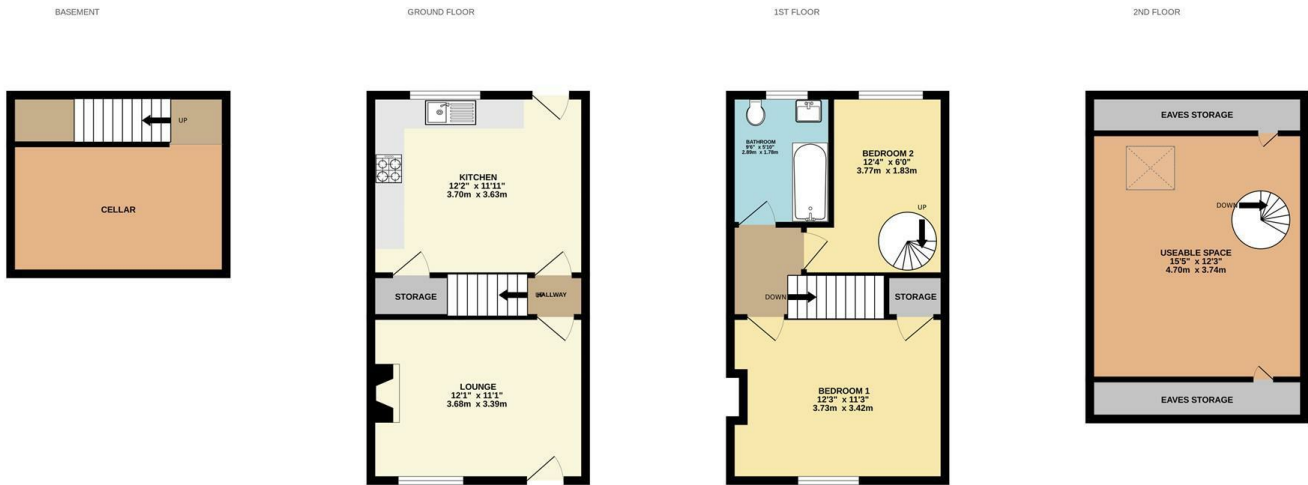
Suitable for storage.

### External

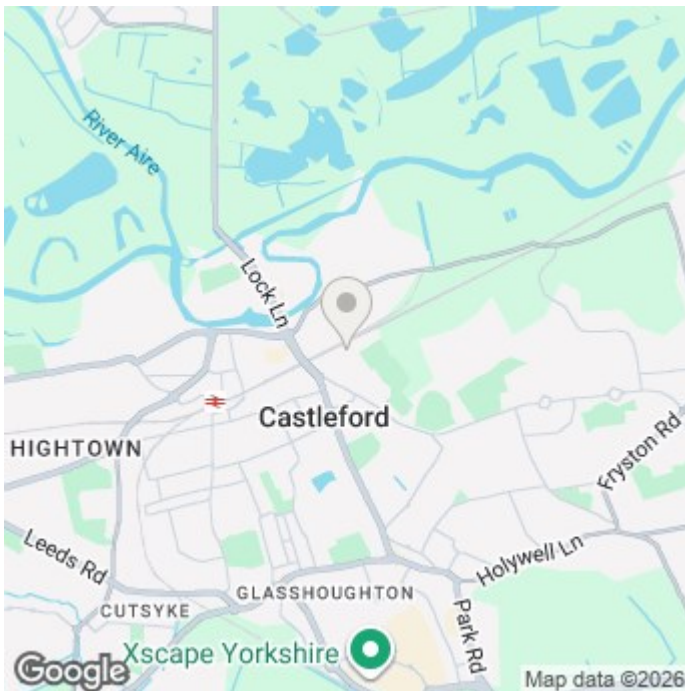
On street parking to the front of the property with enclosed rear garden.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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