

Beancroft Road, Castleford



Offers In Excess Of £160,000



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Situated on the popular Beancroft Road in Castleford, this well-located residential property is offered with no onward chain, making it an ideal opportunity for buyers seeking a smooth and straightforward purchase.

The property benefits from a convenient position close to a range of local amenities, including shops, schools, and everyday services, all within easy reach. Castleford town centre is nearby, offering additional retail options, cafes, and leisure facilities, while Junction 32 and Xscape Yorkshire provide further shopping, dining, and entertainment choices.

Excellent transport links enhance the appeal of the location. Castleford railway station provides regular services to Leeds and surrounding areas,



- No Onward Chain
- Close to Amenities
- Large Corner Style Plot
- Close to Station
- Single Garage
- Awaiting EPC
- Driveway
- Great First Home
- Investment Opportunity

Call **01777 285 111** to view this property or visit www.crownestateagents.com

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

Ground Floor

Entrance Porch

Located to the rear of the property, this porch is a fantastic addition to the property giving you somewhere to take of those muddy boots after a winter's day walk. There is also another entrance to the property, situated to the front.

Kitchen/Dining Room

20'0" x 15'2" (6.10 x 4.63)

A large open plan space which is great for entertaining or keeping an eye on the children whilst you cook. With three external windows, this space welcomes natural light on a sunny day. With a large array of wall and base units, there is an abundance of room for storage. A good-sized dining space with ample room for a table & chairs. Additional storage also available in the cupboard under the stairs.

Living Room

11'11" x 15'2" (3.65 x 4.63)

A comfortable sized room with a bay window to the front, gas fire place with surround, TV/Ariel point and an array of plug sockets.

First Floor

First Floor Landing

Access to all first floor accommodation.

Bedroom One

11'1" x 16'0" (3.40 x 4.90)

A good sized main bedroom with a window overlooking the front garden & built in storage cupboard.

Bedroom Two

12'0" x 8'4" (3.67 x 2.55)

Another great sized room with more than enough space for a double bed and additional furniture. Window overlooking the rear garden.

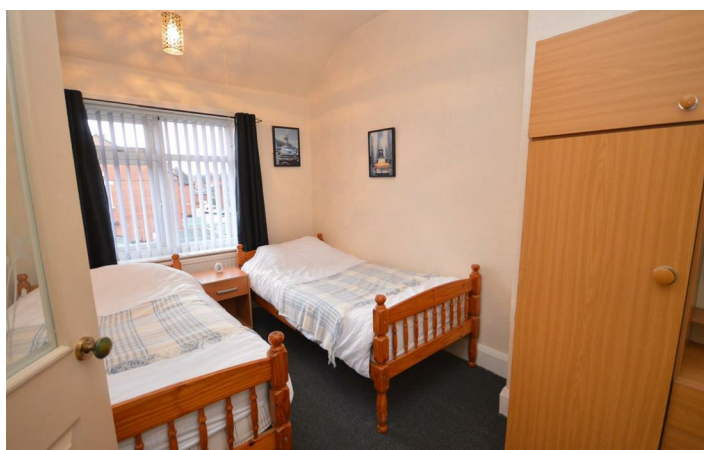
Bathroom

6'5" x 7'3" (1.96 x 2.23)

A four-piece suite consisting of: bath, shower, WC, and wash hand basin. Radiator, extractor fan, and a window to the rear of the property.

External

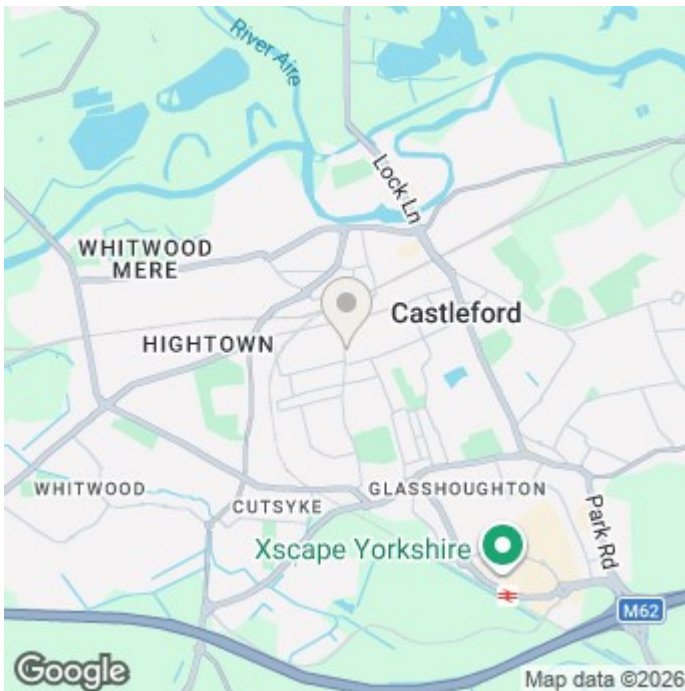
As an end terrace, this property benefits with a large 'corner plot style' garden. Mostly comprising of minimal maintenance hard standing with two access points to the front and side with gates to the rear providing access to the garage.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given. Made with SketchUp 12.0.0.0



Energy Efficiency Rating

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