

## Smawthorne Avenue, Castleford



**£120,000**



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This property not only offers an inviting home but is also a potential investment opportunity. With the property overlooking the local playing fields, and located close to the town centre and train station, makes this ideal for growing families. With its appealing layout and potential for enhancement, this terraced house on Smawthorne Avenue is a fantastic opportunity for those looking to enter the property market or expand their portfolio, given the growing demand in the area. Don't miss the chance to explore this home that combines practicality with potential.



- CHAIN FREE
- Good Sized Lounge Space
- Spacious Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Cellar
- EPC Rating D
- Council Tax Band A

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

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

### Lounge

12'9" x 11'10" (3.91 x 3.63)

Entrance into the property through a composite door, into a good sized lounge with an electric fireplace on marble surround. The Lounge also has a window overlooking the front of the property as well as a central heating radiator.

### Kitchen/Diner

12'10" x 12'9" (3.92 x 3.91)

A good sized, fully fitted kitchen/diner with both wall mounted and under counter units with a single sink with drainer and mixer tap and plumbing for a washing machine. The kitchen also allows for access to the first floor and into the rear porch.

### Porch

5'3" x 5'2" (1.62 x 1.59)

Located just off the kitchen this entrance lobby allows for access into the rear garden.

### Bedroom One

12'9" x 11'10" (3.90 x 3.61)

A very good sized double bedroom with a window overlooking the front of the property and a central heating radiator.

### Bedroom Two

12'8" x 7'4" (3.88 x 2.26)

A good sized double bedroom with a window overlooking the rear of the property and a central heating radiator.

### Bedroom Three

12'11" x 7'1" (3.94 x 2.18)

With a window overlooking the rear of the property and a central heating radiator.

### Family Bathroom

9'6" x 4'10" (2.91 x 1.49 )

Fitted with a three piece suite consisting of low flush WC, wash hand basin and panelled bath with shower over. The bathroom is also fitted with a central heating radiator and has a window overlooking the rear of the property.

### External

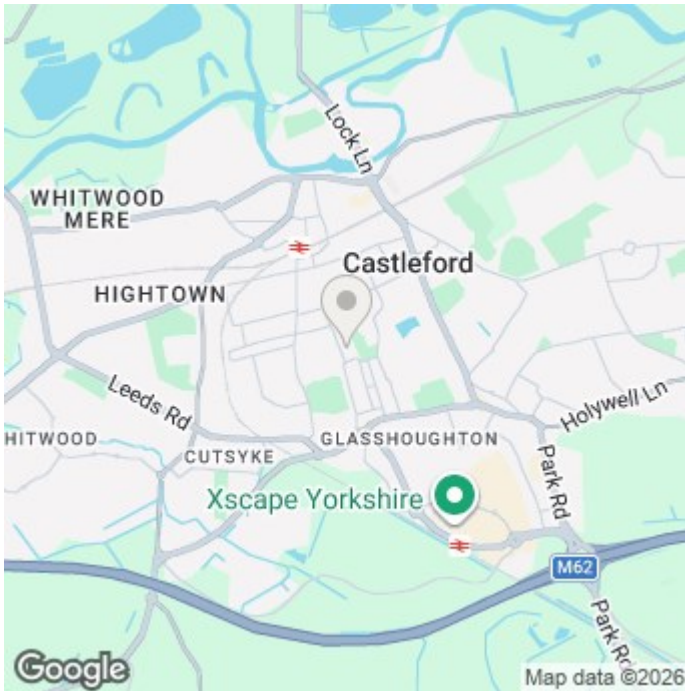
The rear of this property has a fully enclosed private back garden which backs onto the local playing fields.



Floor Plan



TOTAL FLOOR AREA: 817 sq.ft (75.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 for 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.  
 Made with Metropac (2025)



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>		<b>76</b>
(55-68) <b>D</b>	<b>56</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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