CROWN | ESTATE AGENTS

Stanley Street, Castleford



£115,000

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Crown are delighted to bring to the market this two bedroom mid terraced property, offering an excellent opportunity for a first time buyer or investor. Situated close to Castleford town centre, the property is ideally positioned for access to a range of local amenities, shops, transport links and everyday facilities. The property offers a blank canvas for the new owner, providing the opportunity to modernise and personalise the accommodation to their own taste and requirements. The accommodation briefly comprises: living room, kitchen/diner, two bedrooms, bathroom, attic room/useable space, cellar and an enclosed rear garden. With its convenient location, versatile accommodation and potential for improvement, this property is well worth viewing.



- Investment Opportunity
- offers excellent potential for modernisation
- Great Location
- Enclosed Rear Garden
- Close to Town Centre
- Perfect Buy to Let
- EPC Rating D
- Council Tax Band A

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

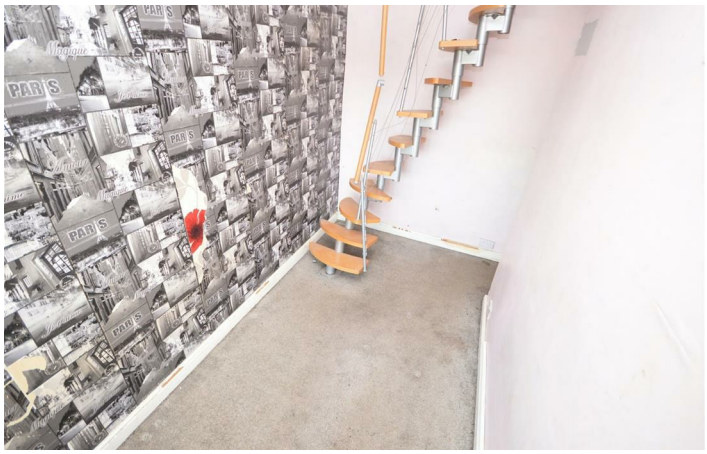
Attic Room/Useable Space
12'3" x 15'5" (3.74 x 4.70)
Useable space with Velux window and eaves storage.

Cellar
Suitable for storage.

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

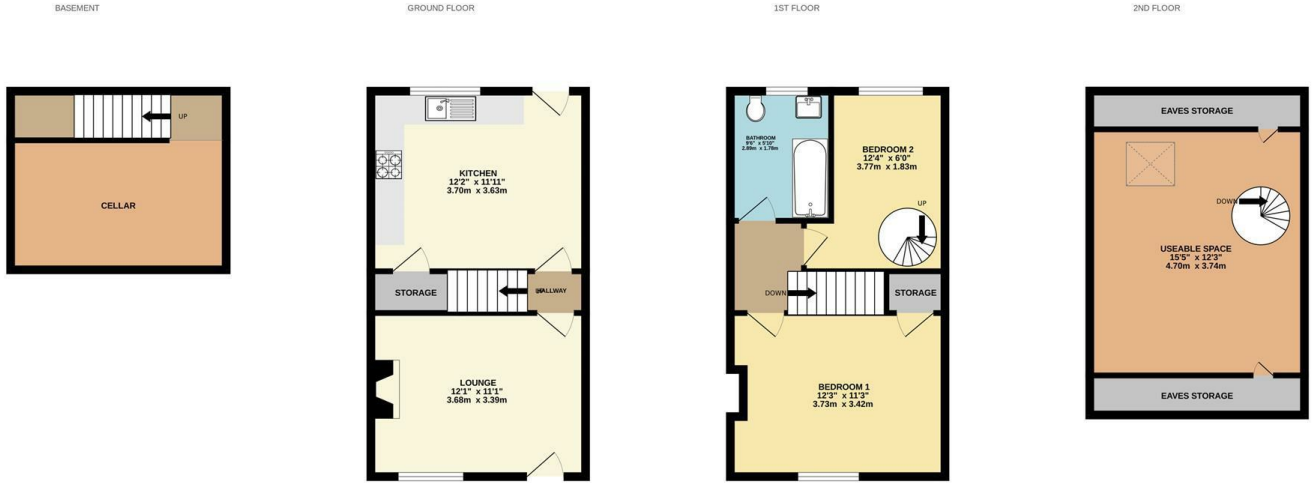




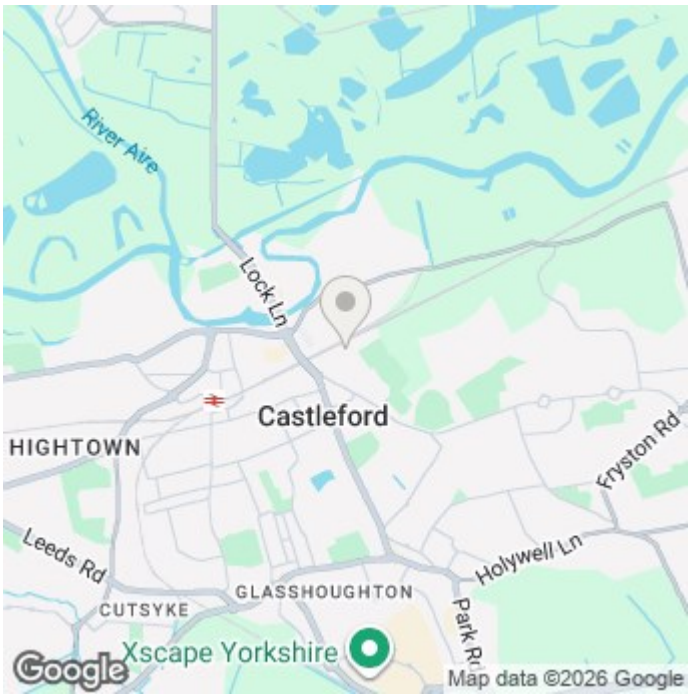



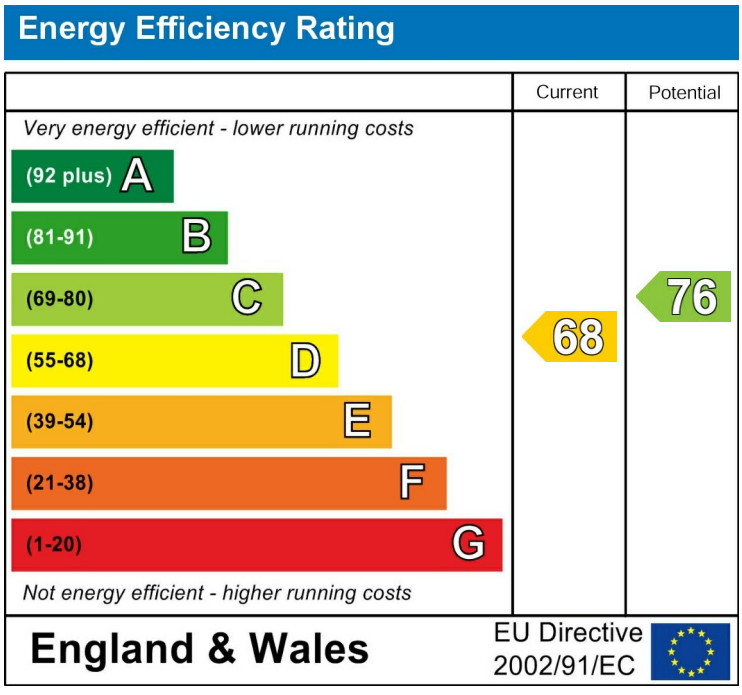


Floor Plan



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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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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