



Fryston Road, Castleford, WF10

£115,000

None

Tenure: Freehold, **Bedrooms:** 3

Housesimple Estate Agents are delighted to present to the market this fabulous 3 Bedroom end of terrace property with a spacious garden and driveway to the front. The garden extends beyond the main gate to the left offering lots of outdoor space and a good sized private garden with added privac

Key features:

- Large modern end terrace house in a row of 4
- Good sized corner plot
- Close to local shops and minutes away from M62 motorway

Extra info:

- **Council Tax:** Band A (£1060.00 per-annum)
- **Chain Position:** Currently looking
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



Housesimple Estate Agents are delighted to present to the market this fabulous 3 Bedroom end of terrace property with a spacious garden and driveway to the front. The garden extends beyond the main gate to the left offering lots of outdoor space and a good sized private garden with added privacy from fur trees surrounding the lawn.

Inside the property briefly comprises of:

Large dining area, just off of the main living area with faux fireplace perfect for a feature wall. The living room is carpeted and decorated neutrally, with a feature fireplace and patio doors out to the conservatory. Large L Shaped spacious kitchen with integrated cooker and hob, fitted wooden style units and

complimenting flooring, with granite style worktop and access to the garden. The property benefits from a house alarm operated by a keypad located in the hallway.

Upstairs are 3 good sized bedrooms, and a modern spacious bathroom with bath/shower, WC and sink.

To the rear is a spacious patio for entertaining which is a real sun trap and conveniently extends from the conservatory making it perfect for summer evenings.

The property is located close to local amenities and schools and within easy reach of Castleford town centre with main bus routes nearby. The M62 motorway is only a short distance away making centres such as Manchester and Leeds accessible on a daily basis by car.

Only a full internal inspection will reveal all that is on offer in this ideal family home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL Composite front entrance door, central heating radiator. UPVC double glazed window to the side and stairs off to the first floor. Spacious cupboard for storage.

LIVING ROOM / DINING ROOM UPVC double glazed window to the front, electric fire, decorative interior and surround. Central heating radiator. Patio doors leading to conservatory.

KITCHEN Fitted with a range of wall and base units, UPVC double glazed windows to the side and rear. Sink and drainer with mixer tap, integrated oven and grill with four ring hob and cooker hood above, freestanding fridge, Composite rear entrance door.

CONSERVATORY Brick built base with UPVC double glazing and UPVC double glazed French doors to the lounge with external doors to the garden patio area.

FIRST FLOOR LANDING UPVC double glazed frosted window to the side, useful storage cupboards and doors off to the shower room/w.c and the three bedrooms. Loft access point.

MASTER BEDROOM UPVC double glazed window to the front and central heating radiator.

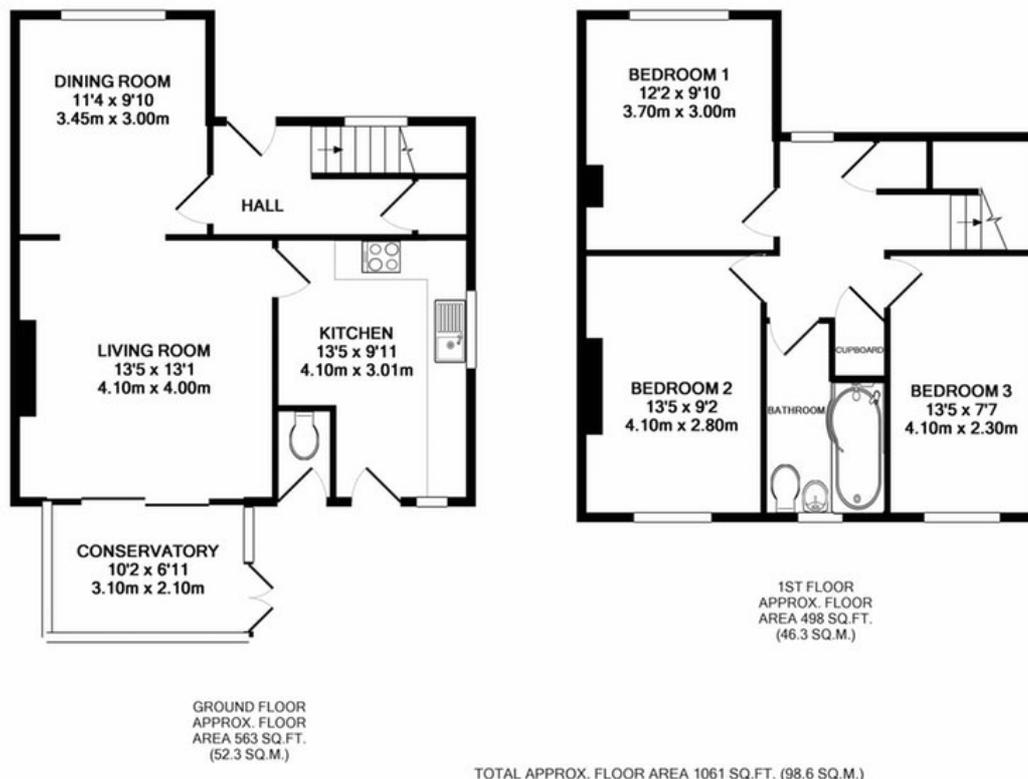
BEDROOMTWO UPVC double glazed window to the rear and central heating radiator.

BEDROOMTHREE UPVC double glazed window to the front and central heating radiator.

HOUSE BATHROOM - Three piece suite comprising of bath with overhead electric shower with glass screen, W/C. and pedestal wash basin with mixer tap. Chrome radiator, UPVC double glazed window to the rear, laminate flooring.

OUTSIDE To the front of the property gated driveway leading onto a concrete driveway providing ample off street parking. To front of the property there is an electric point and outdoor tap.

Floor plan:



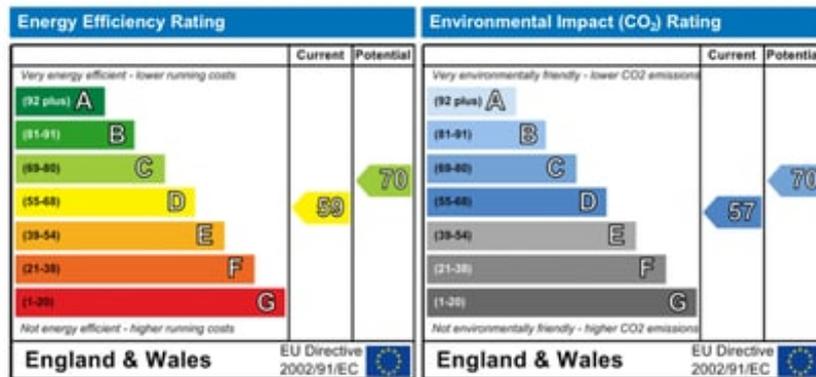
Energy Performance Certificate:

Energy Performance Certificate

35, Fryston Road
CASTLEFORD
WF10 3JD

Dwelling type: End-terrace house
Date of assessment: 12 September 2011
Date of certificate: 12 September 2011
Reference number: 8600-2126-0929-4596-1193
Type of assessment: RdSAP, existing dwelling
Total floor area: 95 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	251 kWh/m ² per year	171 kWh/m ² per year
Carbon dioxide emissions	4.5 tonnes per year	3.1 tonnes per year
Lighting	£68 per year	£49 per year
Heating	£777 per year	£521 per year
Hot water	£121 per year	£122 per year

You could save up to £274 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



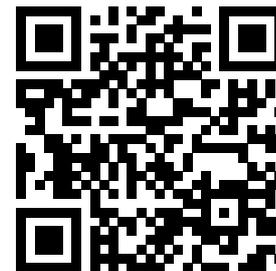
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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MISREPRESENTATION ACT, 1967.

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