



Leeds Road, Castleford, WF10

£140,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

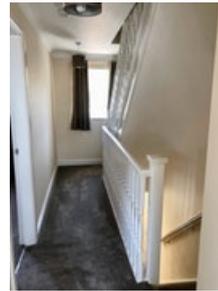
HOUSESIMPLE are pleased to present to the open market this three bedroom townhouse situated in Castleford briefly comprises to the ground floor, entrance hallway/utility area, kitchen, cloak room and lounge. To the first floor is two bedrooms and family bathroom and second floor main bedroom and ens

Key features:

- Three storey
- three double bedrooms
- off street

Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band B (£1210.98 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



HOUSESIMPLE are pleased to present to the open market this three bedroom townhouse situated in Castleford briefly comprises to the ground floor, entrance hallway/utility area, kitchen, cloak room and lounge. To the first floor is two bedrooms and family bathroom and second floor main bedroom and ensuite bathroom. VIEWING IS ESSENTIAL TO FULLY APPRECIATE WHAT IS ON OFFER.

****TOWNHOUSE**THREE BEDROOMS** CLOAK ROOM** NEW BUILD** OFF STREET PARKING- TWO ALLOCATED SPACES** NO CHAIN****

Ground Floor Accommodation -

Entrance - UPVC sealed unique double glazed entrance with door giving access to:

Utility Hallway - 6.77 x 1.8 (max) (22'3" x 5'11" (max)) - Utility area is open plan to the hallway and the measurement are maximum to include the cloakroom. UPVC double glazed door, work surfacing with base unit and space for appliances. Central heating radiator. Further opaque UPVC double glazed window to rear elevation with further radiator below. Staircase to first floor and access to cloakroom and kitchen.

Cloakroom - 0.84 x 3.06 (2'9" x 10'0") - Having a two piece suite comprising low flush w.c and pedestal wash hand basin, extractor fan.

Kitchen - 3.6 x 2.82 (11'10" x 9'3") - Having a range of brand new high gloss wall mounted and base units incorporating roll edge laminate work surfaces with inset single bowl, single drainer stainless steel sink unit. Provision has been made for cooker with cooker hood above and other appliances. Inset downlighters, coving to ceiling and radiator. Door gives access to:

Lounge - 3.84 x 2.6 (12'7" x 11'10") - UPVC sealed unique double glazed french style doors providing views and

Lounge - 5.04 x 3.0 (12'7" x 11'10") - UPVC sealed unique double glazed french style doors providing views and access to rear elevation. Wall mounted fire, Central heating radiator. . Television and telephone points.

First Floor Accommodation -

Landing - Staircase leading to second floor accommodation. Access to bedroom two and three and family bathroom.

Bedroom Two - 3.63 x 3.58 (11'11" x 11'9") - UPVC sealed unique double glazed window to rear elevation, radiator below.

Bedroom Three - 3.61 x 3.07 (11'10" x 10'1") - UPVC sealed unique double glazed window to front elevation, radiator below.

Bathroom - 2.49 x 1.8 max (8'2" x 5'11" max) - Three piece new suite comprising, low flush w.c pedestal wash hand basin with mono-bloc mixer tap. Panelled bath with mixer / shower head. Contemporary chrome radiator/ towel rail. Coving to ceiling and extractor fan. Opaque UPVC sealed double glazed window to front elevation.

Second Floor Accommodation -

Landing - Giving access to:

Bedroom One - 5.39 x 4.2 max (17'8" x 13'9" max) - Irregular shaped second floor bedroom having velux style sky lighters to front elevation with radiator below. Built in cupboard. Television aerial point. Gives access to:

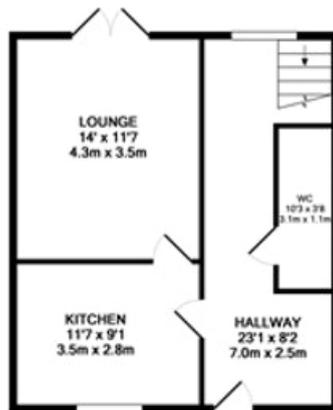
En-Suite Bathroom - 2.54 x 1.72 (8'4" x 5'8") - Having a three piece white suite comprising low flush w.c, Pedestal wash hand basin with mono-bloc tap ashower cubicle. Contemporary chrome radiator/ towel rail. Extractor fan.

Exterior -

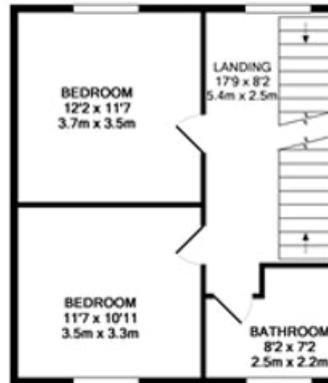
Front - Stands behind a small forecourt garden to the front.

Rear - Very low maintenance patio style garden. Patio area is laid to flag stones with pebbled borders, block paved and hard standing with parking for two vehicles via rear access.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)

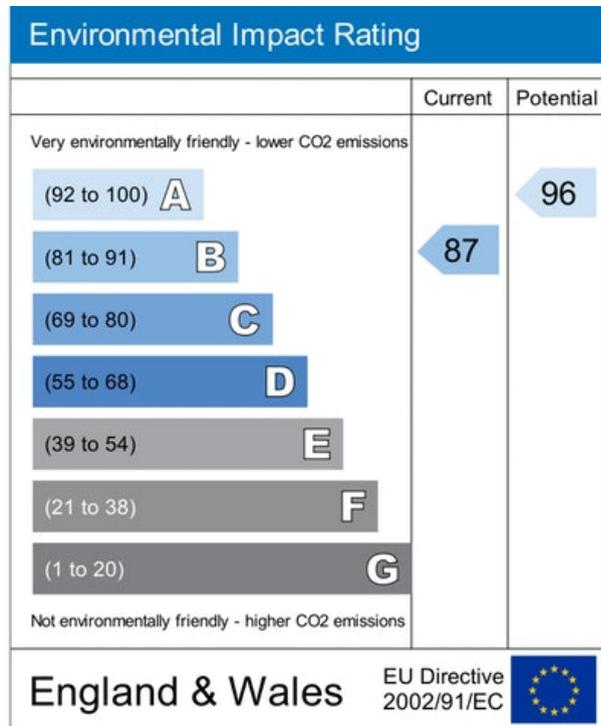
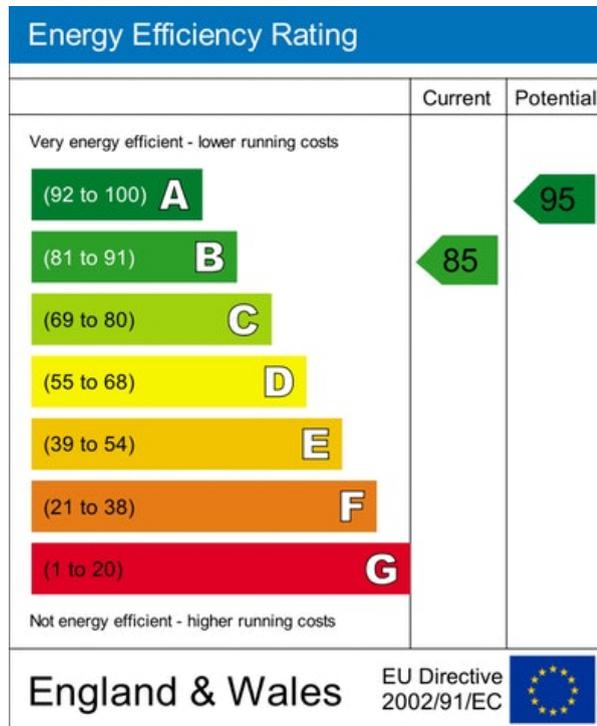
TOTAL APPROX. FLOOR AREA 1240 SQ.FT. (115.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 02019



2ND FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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