



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold

To be sold with no onward chain is this two bedroom mid townhouse located on Farriers Place in Castleford. This would make the perfect first home or investment opportunity with there been a high demand for rental properties within this area. The internal layout comprises in brief: - entrance hallway, kitchen and a lounge. First floor: - landing, two bedrooms and a bathroom. Benefits from double glazing and gas central heating. Externally, there is a driveway to the front and a fully enclosed lawned garden. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

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Kitchen

Fitted with a range of wall and base units. Laminated worksurfaces. Sink and tap. Integrated oven, hob and extractor over. Plumbing for washing machine. Central heating radiator. Double glazed window.

Lounge

French doors open to the rear garden. Wall hung fire. Central heating radiator.

Bedroom 1

Double glazed window and a central heating radiator.

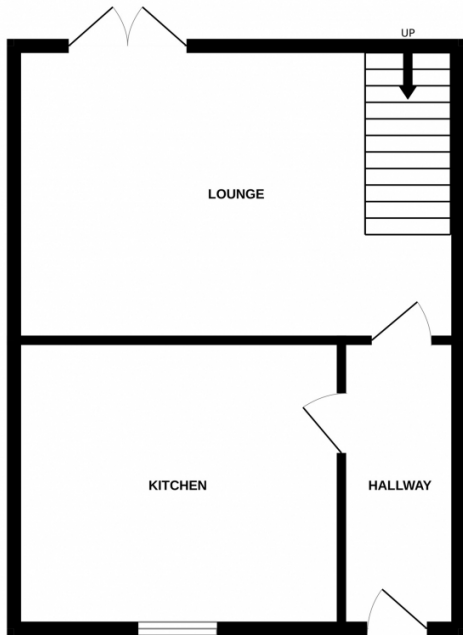
Bedroom 2

Double glazed window and a central heating radiator.

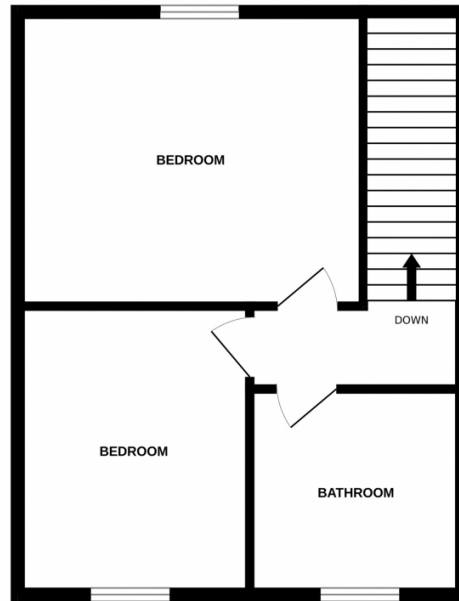
Bathroom

Fitted with a bath and shower over. Vanity unit and wc. Double glazed window.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		65	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		65	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 3 Farriers Place, WF10 3TH



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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