

Smawthorne Avenue, Castleford, West Yorkshire

Combi boiler | Enjoyed a full refurbishment in recent years | Spacious accommodation | Three double bedrooms | A modern shower room | A dry cellar | A large, well kept rear garden and not overlooked

3 Bedroom Terraced House | Asking Price: **£149,995**

Rosedale
& Jones



Smawthorne Avenue, Castleford, West Yorkshire

DESCRIPTION

If you are looking for a well maintained, ready to move in home - this could be the one! Nice garden, spacious ground floor accommodation and three large bedrooms. Ideal for first time buyers, growing families, or downsizers alike.

Key Features

- Combi boiler
- Enjoyed a full refurbishment in recent years
- Spacious accommodation
- Three double bedrooms
- A modern shower room
- A dry cellar
- A large, well kept rear garden which is not overlooked



LOCATION

The local area has seen much investment into new housing and local community projects in recent years, with two of Yorkshire's top entertainment facilities just down the road - The 'Xscape' entertainment complex and the 'Junction 32' shopping complex. Castleford Town Centre is within walking distance along with a number of useful amenities. The property is situated within a seven minute drive of the M62, M1 and A1 motorways, not to mention the convenient access links to public rail and bus services. Additionally, there are some beautiful walks and cycle routes nearby, for those who like the outdoors.

EXTERIOR

Front

Low maintenance front. On street parking is available.

Rear

A very well kept and low maintenance space with nothing overlooking to the rear. Features include: an Indian stone patio area, ideal for some garden furniture and plenty of space for a large storage shed if needed. Notably, the property is not overlooked to the rear.

INTERIOR - Ground Floor

Kitchen Diner

4.99m x 4.32m

A spacious and modern installation which can accommodate a six seated dining table, if required. Premium quality laminate flooring which matches the living room and the kitchen also benefits from splashback tiling, plenty of unit storage, space for an American fridge freezer and a 1L capacity sink and drainer. Supported appliances include: a freestanding electric oven with four gas 'ring' hobs and a fitted extractor fan above. There is also space for a free-standing washing machine. Central Heated radiator, Double Glazed windows and a composite exterior door to the rear aspect. Note: the cellar is dry and spacious, with power supply. Very useful for storage and could be used as a utility room or office, if preferred.

Living Room

4.32m x 3.70m

Premium standard laminate flooring throughout the ground floor. The space is large enough to accommodate a range of furniture options, as required. Built-in storage units, a Central Heated radiator, Double Glazed windows and a composite exterior door to the front aspect.

INTERIOR - First Floor

Bedroom One

4.32m x 3.72m

Very spacious, large enough for a Super-king bed and some associated furniture, as preferred. Fitted wall length wardrobes offer plenty of storage. Central Heated radiator and Double Glazed windows to the front elevation.

Bedroom Two

4.02m x 2.70m

A spacious room which can support a double bed and associated storage furniture, as required. Central Heated radiator and Double Glazed windows to the front elevation.

Shower Room

Premium quality tiling to the floor and walls. A modern specification with features including: a w/c, a wash basin with fitted storage units underneath and a shower cubicle with glass water-guard and two shower head options. Central Heated towel rack and a 'frosted' Double Glazed window to the rear elevation. Extractor fan and LED spotlighting.

Bedroom Three

3.72m x 2.30m

Another spacious room, which can support a double bed and associated storage furniture if preferred, however would be more spacious with a $\frac{3}{4}$ or single bed. Central Heated radiator and Double Glazed windows to the rear elevation and a walk-in closet.

Unique Reference Number

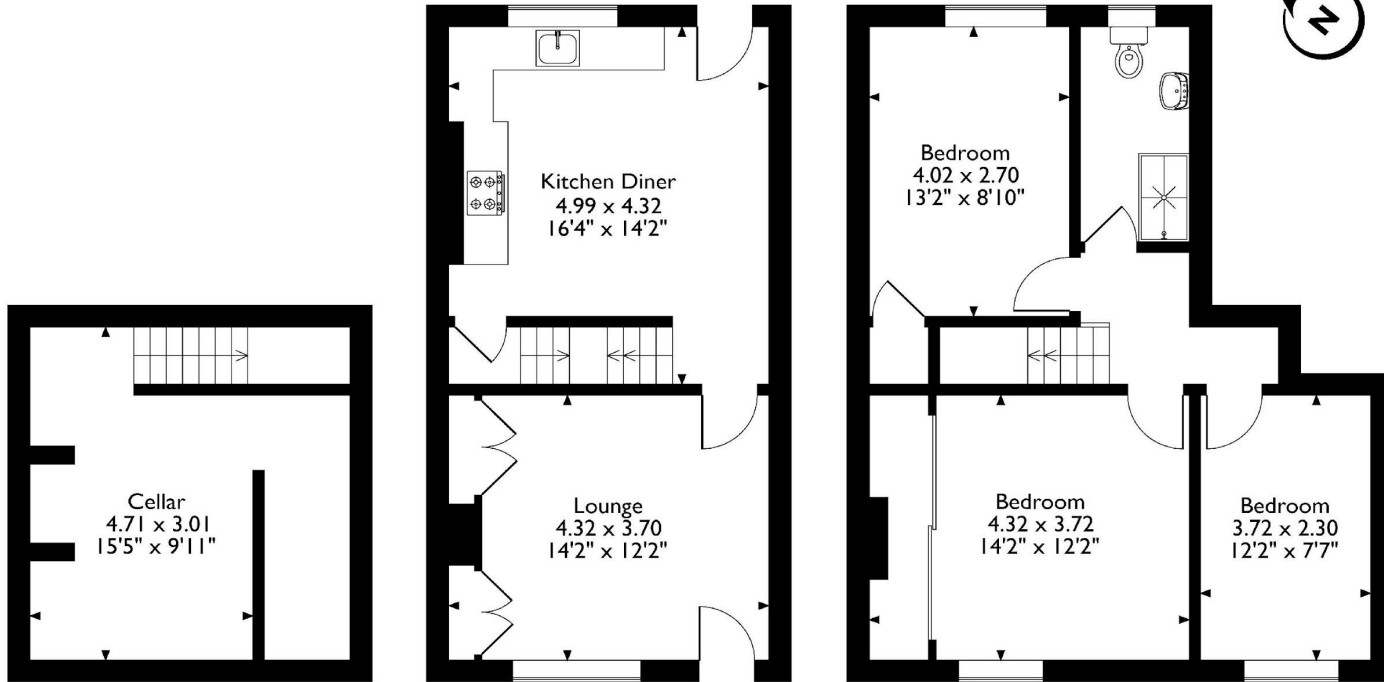
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



25 Smawthorne Avenue, Castleford, West Yorkshire
 Approximate Gross Internal Area
 106 Sq M/1141 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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