



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



To be sold with no onward chain is this two bedroom terrace property.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Available for sale is this two bedroom terrace property located on Joffre Avenue in Castleford. To be sold with no onward chain, this would make the perfect first home or investment opportunity. The layout comprises in brief: - ground floor: - lounge, kitchen, utility room and a wc. First floor: - landing, two bedrooms and a bathroom. Please note that there are no photos of the bathroom due to the current owner refurbishing this room, which will be finished before any sale is completed. Benefits from double glazing and gas central heating. Externally, there is a buffer garden to the front and to the rear is a low maintenance garden. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

**Lounge** 11' 89" x 13' 20" (5.61m x 4.47m)

Feature fireplace with gas fire. Laminated flooring. Central heating radiator. Double glazed window. Coving to ceiling.

**Kitchen** 12' 15" x 13' 10" (4.04m x 4.22m)

Fitted with base units. Laminated flooring. Sink and tap. Integrated oven and hob. Central heating radiator. Double glazed window.

**Utility Room** 10' 19" x 4' 30" (3.53m x 1.98m)

Laminated worktop. Base units. Plumbing for washing machine. Central heating radiator. Double glazed window.

**WC**

WC. Tiled walls. Double glazed window.

**Bedroom 1** 12' 27" x 13' 19" (4.34m x 4.45m)

Double bedroom with double glazed window. Central heating radiator and coving to the ceiling.

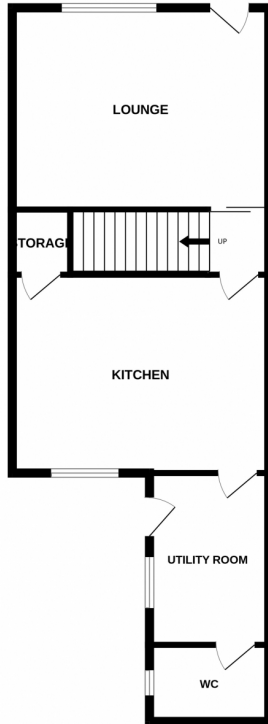
**Bedroom 2** 12' 15" x 8' 72" (4.04m x 4.27m)

Double bedroom with double glazed window. Central heating radiator and coving to the ceiling.

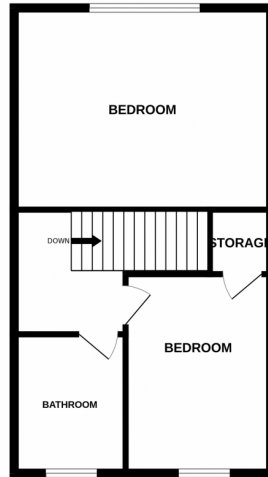
**Bathroom** 9' 09" x 4' 08" (2.97m x 1.42m)

Three piece suite comprising of: - bath with tiled walls. WC and a wash hand basin. Central heating radiator. Double glazed window.

GROUND FLOOR



1ST FLOOR



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

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

Address: Joffre Avenue, Castleford



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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 ©2022

