



Millers Croft, Castleford, West Yorkshire

Close to Castleford Town Centre | Excellent transportation links | Driveway and garage | Two double bedrooms | No lower chain | Low maintenance garden

2 Bedroom Terraced House | Asking Price: **£159,995**

Rosedale
& Jones 

Millers Croft, Castleford, West Yorkshire

DESCRIPTION

Close to Castleford Town Centre with two double bedrooms, a driveway and a garage. Ideal for first time buyers, investors or young professionals.

Key Features

- Close to Castleford Town Centre
- Excellent transportation links
- Driveway and garage
- Two double bedrooms
- No lower chain
- Low maintenance garden



LOCATION

Millers Croft is situated a short distance away from Castleford Town Centre where there are a number of supermarkets, shops, bars and restaurants. A number of beautiful rural walking trails are also nearby. Rail links from the train station take you directly into Leeds and Wakefield City Centres if wishing to commute to work, or for pleasure. Xscape and the Junction 32 Shopping Centre are both just a short drive away and with easy access to the M62, A1 and M1 motorway networks, your commuter links really could not be better.

EXTERIOR

Front

Very low maintenance, with off street parking on the driveway for one vehicle and a garage.

Rear

A low maintenance garden, complete with an elevated decking and stone patio area. Ideal for some garden furniture and it's a space which catches the sun all day during the Summer months.

INTERIOR - Ground Floor

Entrance Hall

Space for shoe and coat storage via an internal storage cupboard. A composite exterior door to the front aspect and hard wearing flooring. Central Heated radiator.

Kitchen

2.40m x 1.89m

A modern kitchen installation, with a good amount of unit space for storage. Supported appliances include: a fitted electric oven with four gas hobs and a fitted extractor fan above, a free-standing fridge freezer and washing machine. Other features include: upstands and a 1l stainless steel sink and drainer. Double Glazed windows to the front aspect.

Living Room

4.49m x 3.86m

Large enough for a three and two seater sofa suite and some additional storage furniture, as required. Features include: Double Glazed French doors to the rear exterior and a space under the stairs which is commonly used as a closed utility/storage area in this particular type of home. Two Central Heated radiators.

Bathroom

A w/c and a wash basin with splash-back tiles. 'Frosted' Double Glazed window to the front aspect. Central Heated radiator and an extractor fan with an isolation switch.

INTERIOR - First Floor

Landing

Loft access.

Bedroom One

3.86m x 2.40m

Large enough for a King-size bed if required and some associated furniture. The room also comes with fitted bedside tables and wall-length fitted wardrobes. Central Heated radiator and Double Glazed windows to the front aspect.

Bathroom

Features include: upgraded wall tiling, a bathtub and standing shower, a w/c and a wash basin. Extractor fan with isolation switch, a 120V/230V charging point for bathroom appliances and a Central Heated radiator.

Bedroom Two

3.86m x 2.48m

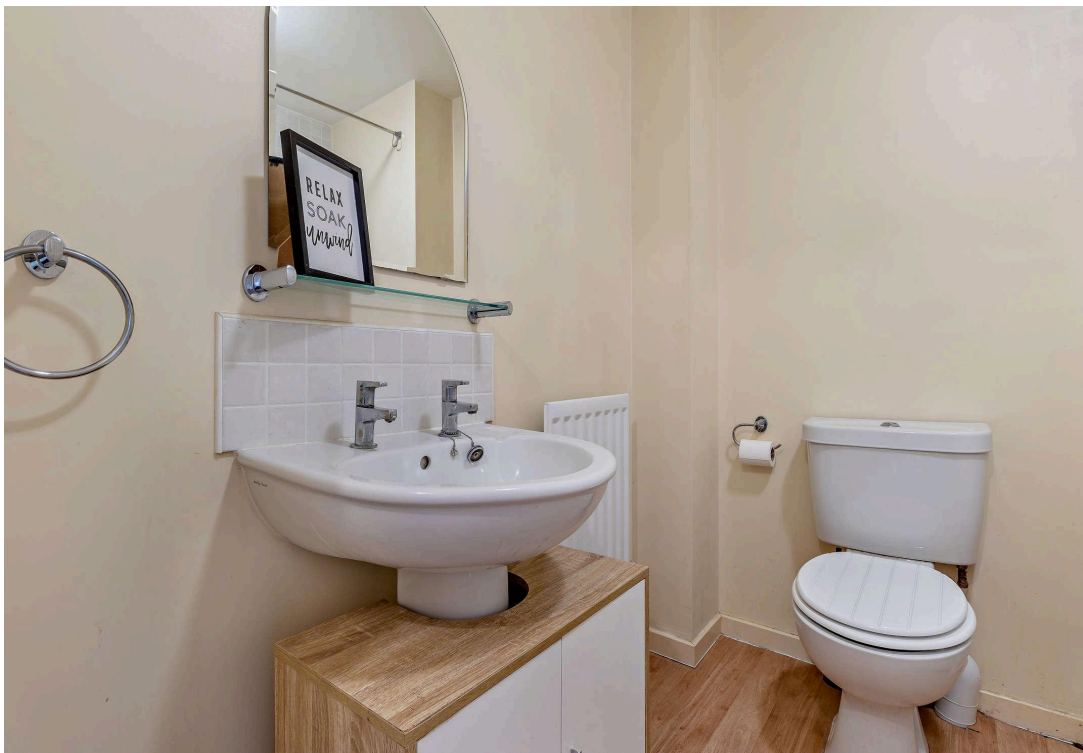
Another spacious room which can support a double bed quite comfortably along with some associated storage furniture. Central Heated radiator and Double Glazed windows to the rear elevation. Note: this room is currently used as a nursery and benefits from a built-in storage closet.

Unique Reference Number

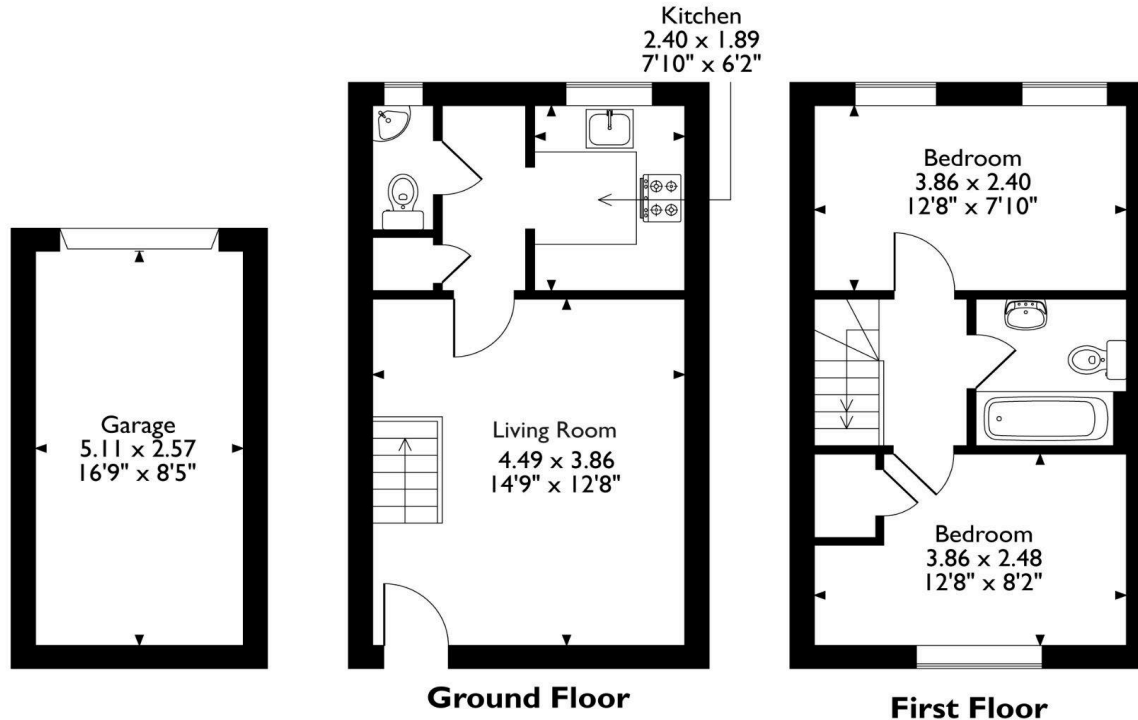
LCLG

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.



Millers Croft, Castleford
 Approximate Gross Internal Area
 Main House = 54 Sq M/582 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 67 Sq M/722 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative

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			93
(81-91) B			
(69-80) C		74	
(55-68) D			
(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.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



01924 792796

www.rosedaleandjones.co.uk

info@rosedaleandjones.co.uk