

... Your proactive estate agent



**Robin Hood Street, Castleford, WF10 4AX**  
**Offers Over £110,000**

**Park Row**



## Lead In

Situated on the outskirts of Castleford town centre, this two-bedroom mid-terrace home offers an excellent opportunity for a wide range of buyers, including first-time purchasers, investors and those looking to downsize. Enjoying a convenient location, the property is within easy walking distance of local schools, shops, transport links and the town centre itself.

The accommodation is well presented throughout and offers modern living space, whilst still providing scope for a new owner to make further improvements and add their own personal touch. Externally, the property benefits from on-street parking to the front, whilst to the rear there is valuable off-street parking, alongside a private garden area.

Offered to the market with no onward chain, this home represents a fantastic opportunity for those seeking a property in a well-connected and popular location. Early viewing is highly recommended to fully appreciate everything this home has to offer.

Contact Park Row today to arrange your viewing, as properties of this nature are rarely available for long.

## Living Room

**3.30 x 3.96 (10'10" x 12'12")**

Access to the kitchen. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



## Kitchen

**3.61 x 3.90 (11'10" x 12'10")**

Range of high and low level kitchen base units in shaker style. Sink with drainer and chrome tap. Stairs leading to the first floor. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.



## Landing

**2.77 x 0.81 (9'1" x 2'8")**

Access to both bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.



## Bedroom One

**3.33 x 3.93 (10'11" x 12'11")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



## Bedroom Two

**2.00 x 3.04 (6'7" x 9'12")**

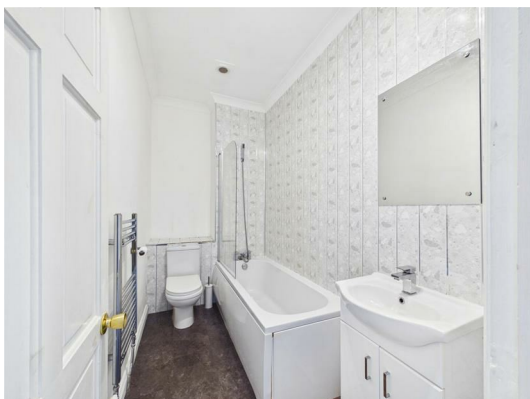
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



## Bathroom

**1.50 x 2.66 (4'11" x 8'9")**

White suite comprising of wash hand basin with chrome mixer tap. Panel bath with chrome taps, shower screen and shower attachment. WC with low level flush. Extractor fan. Chrome central heated towel rail.



## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

## MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

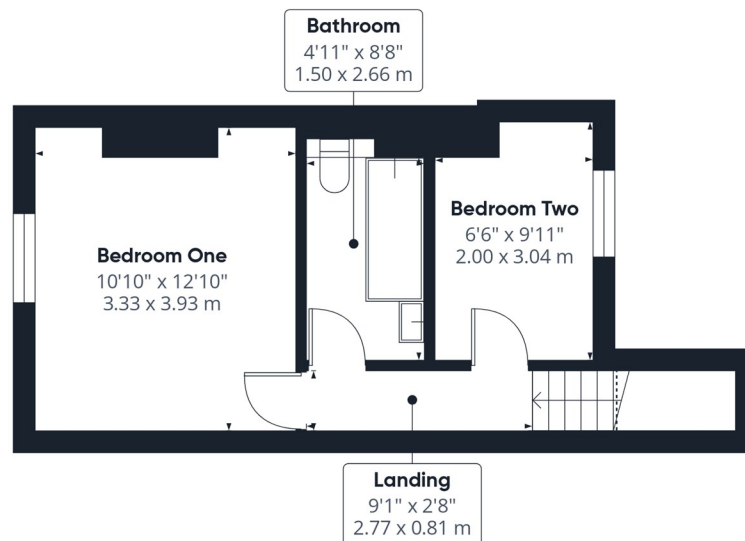
CASTLEFORD - 01977 558480

## UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



**Approximate total area<sup>m</sup>**

591 ft<sup>2</sup>  
54.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Approximate total area<sup>m</sup>  
319 ft<sup>2</sup>  
29.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

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