Park Row

The proactive estate agent



Lancaster Street, Castleford, WF10 2NP

Offers Over £170,000

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Lead In
Situated in a sought-after area on a generous corner plot, this beautifully presented three-bedroom semi-detached home offers spacious accommodation, well-maintained gardens to the front, side and rear, and is ideal for a range of buyers.

Well presented throughout, the property features a separate modern kitchen and a spacious lounge complete with a charming log burner, creating a warm and inviting living space. To the first floor are three generously sized bedrooms, all complemented by a contemporary family bathroom.

Externally, the home enjoys excellent outdoor space with enclosed gardens wrapping around the property, along with on-street parking.

Conveniently located close to local shops, well-regarded schools and Castleford town centre, the property also benefits from excellent transport links via both rail and bus, providing easy access to neighbouring towns and cities.

Homes in this area are always in high demand, particularly those offering such generous gardens and excellent presentation. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Entrance Hall
6'3" x 12'5" (1.90 x 3.78)
Access to the living room diner and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room Diner
9'1" x 23'9" (2.77 x 7.25)
Log Burner. Access to the kitchen. Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear garden. UPVC double glazed window to the rear elevation.

Kitchen
8'3" x 11' (2.51 x 3.36)
A range of low level kitchen units. Integrated oven and hob. Option to reconnect plumbing for washing machine. One and half bowl sink with with chrome tap. Access door leading to the side of the property. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Landing
6'8" x 7'9" (2.02 x 2.36)
Access to all three bedrooms and the house bathroom. Carpeted throughout. central heated radiator. UPVC double glazed window to the front elevation.

Bedroom One
10'5" x 11'1" (3.18 x 3.37)
Built in wardrobes. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Two
10' x 10'8" (3.05 x 3.24)
Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
7'2" x 9'9" (2.18 x 2.98)
Built in storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
7'8" x 5'8" (2.33 x 1.73)
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome taps, mains feed shower and shower screen. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

External
Set back from the road behind a generous lawned front garden, this attractive semi detached home enjoys an excellent corner position with established hedging providing a good degree of privacy. A paved pathway leads to the front entrance, while gated side access offers convenient entry to the rear garden.

The enclosed rear garden has been designed for low-maintenance outdoor living and features a spacious timber decked seating area, ideal for entertaining. Beyond, a level lawn provides space for children to play or keen gardeners to personalise, with mature fencing enclosing the boundaries for privacy. A side pathway and gated access adds practicality, making the garden both functional and family-friendly.

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.

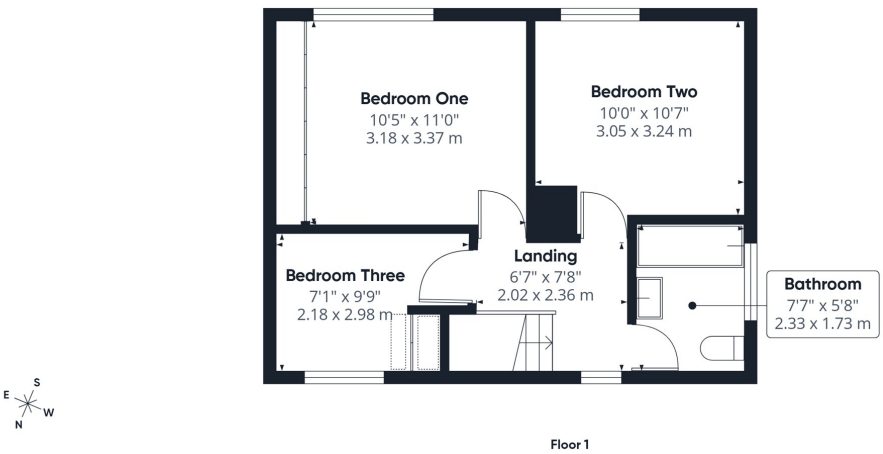








Floor 0



Floor 1

Approximate total area(1)

784 ft²

72.9 m²

(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.

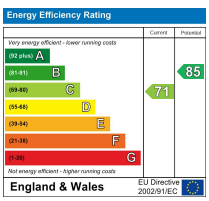
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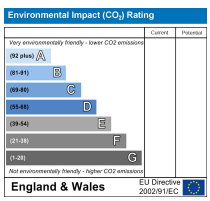
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