

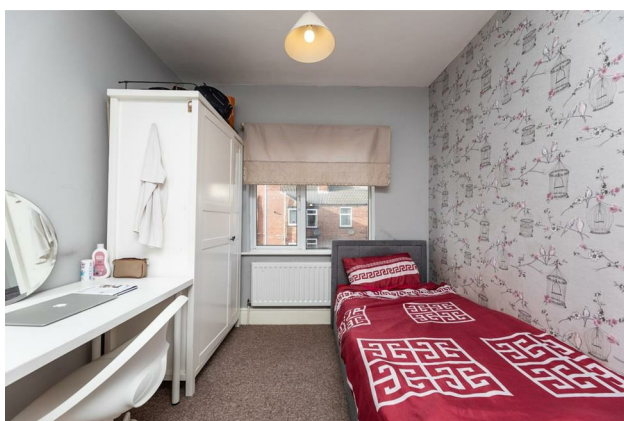
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211 Smawthorne Lane, Castleford, WF10 4ET

Offers In Excess Of £140,000

Property Images



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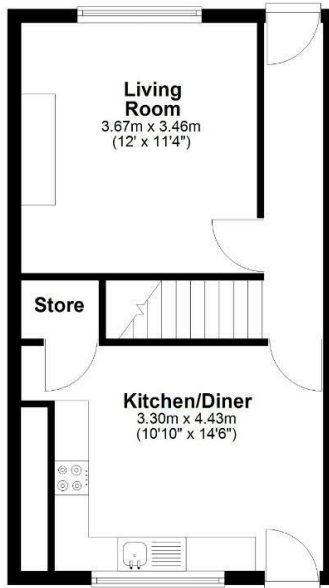


Floorplan



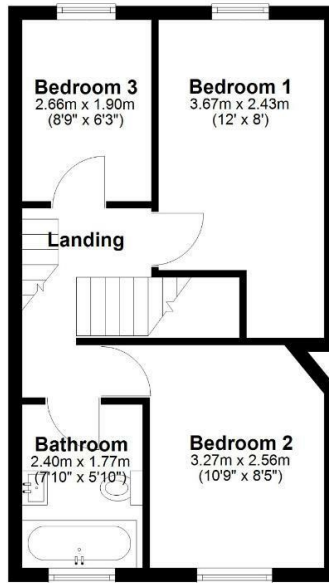
Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



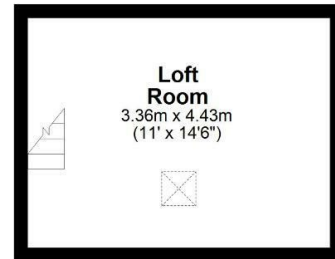
First Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



Second Floor

Approx. 14.9 sq. metres (160.4 sq. feet)

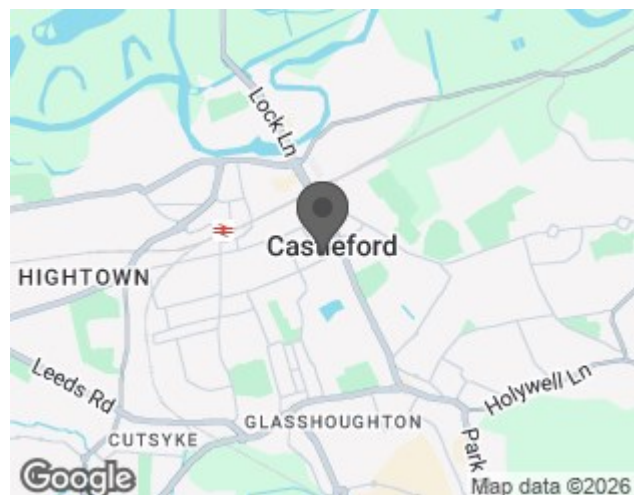


Total area: approx. 85.2 sq. metres (917.2 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		66	84
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Reception: 1

Tenure: Freehold

THE SETTING

Nestled on Smawthorne Lane in Castleford, this property enjoys a prime position with convenient access to an array of local amenities. The popular Xscape leisure centre and Junction 32 outlet are both a short drive away, providing entertainment, dining, and retail options. Sports fans will appreciate the close proximity to Castleford Tigers Rugby Ground and commuters will find the location ideal, with easy access to major motorway networks via the nearby A1(M) and M62, as well as excellent public transport links from trains and bus stations in Castleford. Families are also well-catered for, with a selection of primary and secondary schools, Castleford College, and a variety of local shops, cafes and restaurants all close by.

THE PROPERTY

Upon entering through the front door, you are welcomed by an inviting hallway, the perfect area to incorporate storage solutions for shoes and coats, ensuring a neat and organised entrance. To the right, you'll find the lounge, with ample space for sofas and a tv unit, this room also benefits from a large front-facing window that floods the room with natural light. Continuing through to the kitchen/diner, this room boasts a range of modern grey high gloss wall and base units with integrated cooking appliances and complementary worktops. There is plumbing for additional kitchen appliances, such as a washing machine. This area also presents space for a family dining table or breakfast bar, perfect for entertaining or enjoying everyday meals together.

The first floor provides access to three well-proportioned bedrooms and the family bathroom. Bedroom one is a generous double room, easily accommodating a large bed, wardrobes, bedside tables and additional furniture. Bedroom two is also well-sized, currently housing a single bed, large wardrobes and a desk. Bedroom three could equally be used as a nursery or home office. Lastly, the family bathroom features a WC, bath and hand basin; finished with coordinating floor and wall tiling.

On the second floor is a loft room, this space offers versatility for a range of lifestyle needs to be used as a secluded walk-in-wardrobe or creative studio. Whether you envision a peaceful yoga session or a dedicated gaming snug, this flexible bonus room adapts effortlessly to your lifestyle.

THE OUTSIDE

To the front of the property is a low maintenance astroturf garden and on-street parking. The rear garden is fully enclosed, offering a private outdoor space, complimented by astroturf and space for garden furniture.

Features

• Mid-Terraced • Close To Local Amenities • Sought After
Location • Enclosed Rear Garden • Three Bedrooms • Loft Room • Great
Commuter Links • Freehold • Council Tax Band A • EPC Rating D