

Fryston Road, Castleford



£160,000



3



1



1



51

This delightful semi-detached house has recently been updated and presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious reception room, perfect for entertaining guests and a good size and well fitted modern kitchen. With three well-proportioned bedrooms, there is ample space for family living and the modern bathroom is conveniently located, ensuring ease of access for all residents.

This property is not just a house; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest. Offered for sale with no upper chain involved do not miss the chance to view this lovely home and envision the possibilities it holds for you and your family.



- Good Size Lounge
- Well Fitted Modern Dining Kitchen With Fitted Oven & Hob
- Three First Floor Bedrooms
- Modern family bathroom with white suite and shower
- Off Street Parking to the front
- Gardens to the Front and Rear. External WC for convenience when entertaining
- EPC Grade E
- Council Tax Band A
- Freehold

Call **01777 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Lounge

14'5" x 12'9" (4.40 x 3.91)

Recently redecorated and fitted with new carpets, this lovely bright and welcoming room provides excellent family living space. It also benefits from a useful under-stairs cupboard and a door leading through to the dining kitchen.

Kitchen/Diner

12'0" x 10'7" (3.67 x 3.24)

Comprises of integrated electric cooker and hob, range of wall and base mounted units, tiled floor and a door leading to the outside.

Bedroom 1

12'9" x 12'0" (3.91 x 3.66)

Front facing double bedroom with an airing cupboard

Bedroom 2

10'9" x 9'7" (3.30 x 2.93)

Front facing double bedroom.

Bedroom 3

8'10" x 7'5" (2.71 x 2.27)

Smaller double bedroom with laminated floor.

Bathroom

8'1" x 6'7" (2.47 x 2.02)

Modern bathroom that comprises of a bath, HWB, wc, laminated floor and frosted uPVC window to the side. Tiling to walls.

Front garden

Includes lawned area with gated access. It also has off street parking for 1 car.

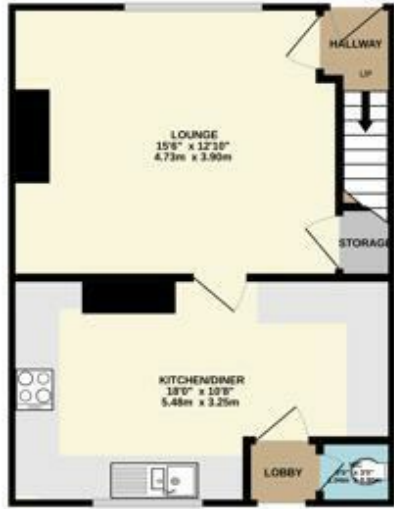
Rear Garden

Good size Enclosed garden with gated access, paved patio with covered pergola and lawn with shed. An extra convenience is the external WC, great when having family barbecues.

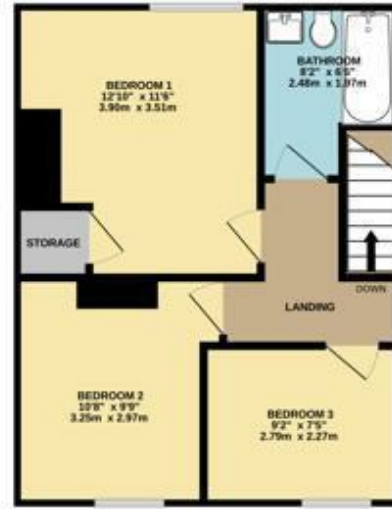


Floor Plan

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

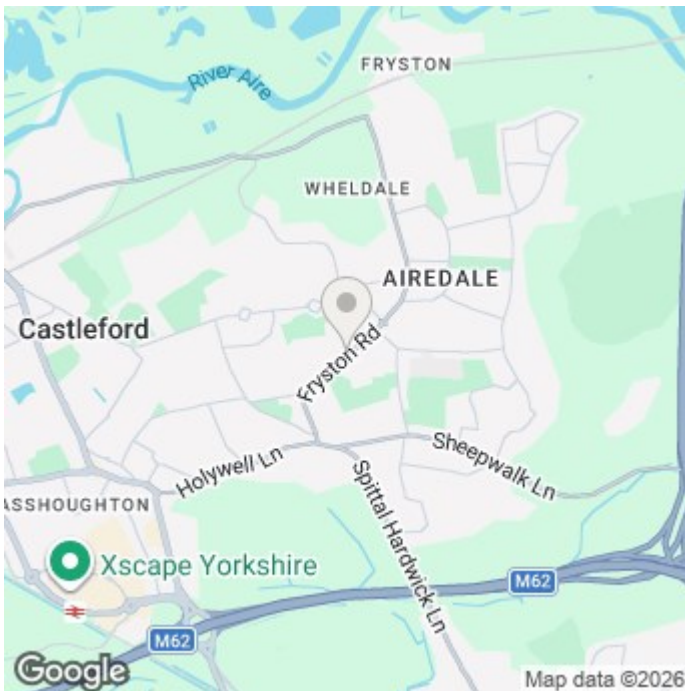


1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA - 827 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 5.0.0.0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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