



College Road, Castleford

Offers In Excess Of £100,000


MARTIN&CO

College Road, Castleford Bungalow - Semi Detached 1 Bedroom, 1 Wet Room, Garden, Garage Offers In Excess Of £100.000

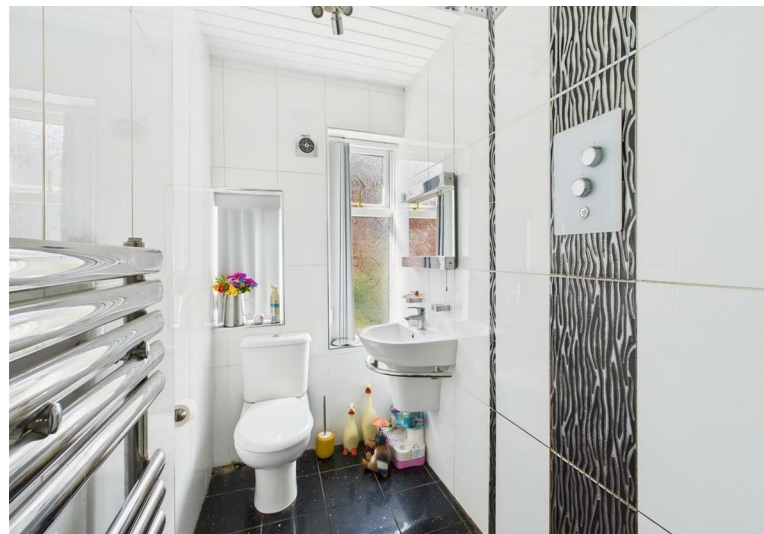
- RARE OPPORTUNITY TO PURCHASE AN AFFORDABLE ONE BEDROOM SEMI DETACHED BUNGALOW
- DRIVEWAY AND OFF STREET PARKING TO FRONT LEADING TO DETACHED GARAGE AND REAR GARDEN
- HAVING UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING SYSTEM INSTALLED
- INTERNAL ACCOMMODATION COMPRISES ENTRANCE LOBBY, LOUNGE, DINING KITCHEN, WET ROOM & BEDROOM
- CONVENIENTLY PLACED CLOSE TO CASTLEFORD TOWN CENTRE ALONG WITH A WEALTH OF LOCAL AMENITIES
- CLOSE PROXIMATEY OF MOTORWAY NETWORK. CENTRAL TO MAJOR NORTHERN TOWNS & CITIES
- EPC RATING E
- COUNCIL TAX BAND A
- FREEHOLD

Situated on College Road in Castleford, this charming one-bedroom semi-detached bungalow presents a rare opportunity for those seeking an affordable home. The property boasts a convenient driveway and off-street parking at the front, leading to a detached garage and a rear garden, perfect for enjoying the outdoors.

Inside, the bungalow features an entrance lobby that leads into a cosy lounge, ideal for relaxation and entertaining. The dining kitchen is well-appointed, providing a comfortable space for meals. Additionally, the property includes a modern wet room, enhancing the overall functionality of the home.

With UPVC double glazing and a gas central heating system installed, this bungalow ensures warmth and comfort throughout the year. Its location is particularly advantageous, being in close proximity to Castleford town centre, which offers a wealth of local amenities, including shops, restaurants, and recreational facilities. Furthermore, the property is conveniently situated near the motorway network, providing easy access to major northern towns.

This bungalow offers both comfort and convenience in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this affordable bungalow your own.



Entrance Lobby

A UPVC double glazed external door to the side aspect opens to the lobby which in turn opens to the dining kitchen.

Kitchen/Diner

Having a range of white base and wall cupboard units with laminate work surfaces over incorporating a one and a half bowl stainless steel sink/drainage with chrome mixer tap over and tiled splashback. There is an Integrated electric oven, ceramic hob and extractor fan over. There is plumbing for automatic washing machine, central heating boiler and central heating radiator. UPVC double glazed window to the side elevation and external door.

Lounge

Having a UPVC double glazed bay window to the front elevation and central heating radiator.

Bedroom

Having a UPVC double glazed window to the rear elevation and central heating radiator.

Wet Room

This fully tiled wet room includes a white low flush WC and white wall hung wash hand basin with chrome mixer taps over. There is a mains shower with waterfall chrome shower head over., a chrome heated towel rail and two uPVC double glazed frosted windows to the side elevation.



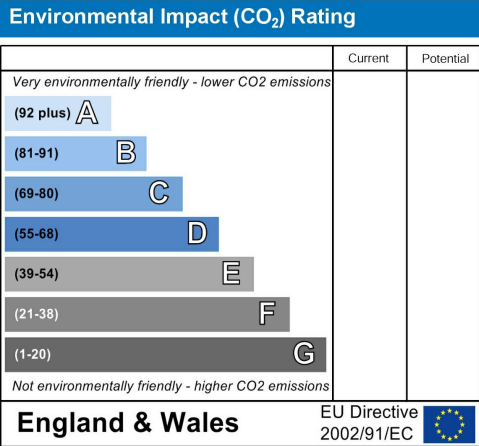
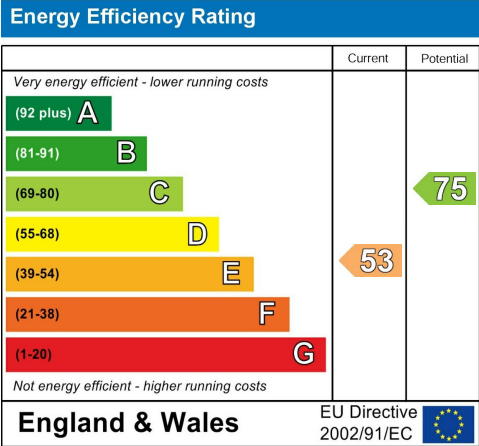
Outside

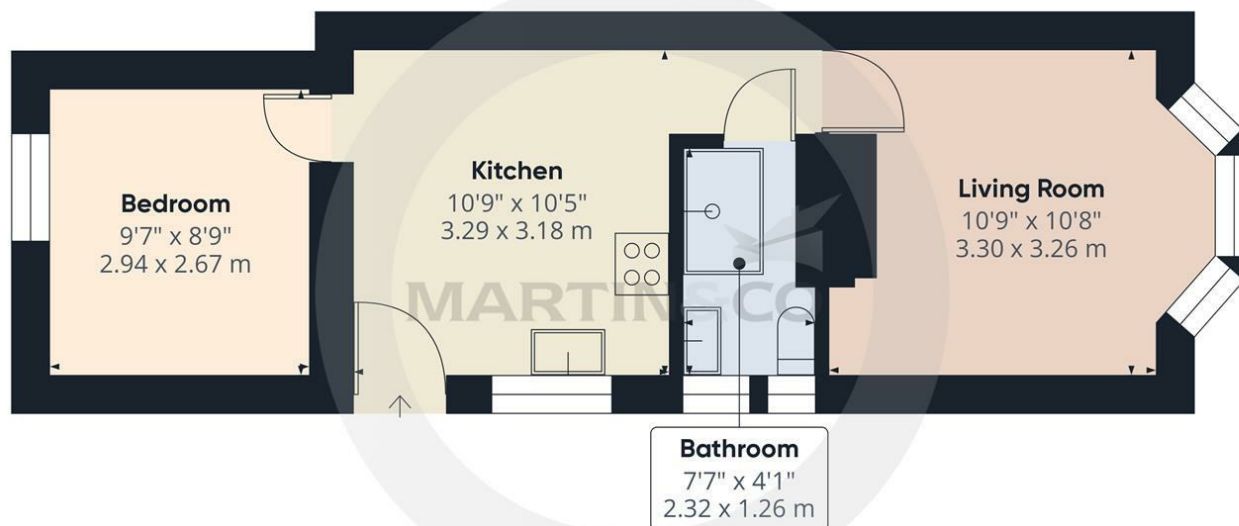
To the front of the property double wrought iron gates give access to a paved driveway with further wrought iron pedestrian access gate leading to a concrete and gravel area. The flagged driveway leads down the side of the property providing access to a single garage with up and over door. Whilst to the rear further wrought iron pedestrian access gate give access to a tiered flagged rear garden area.

SALES BUYER CHECKS

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish

to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





Approximate total area⁽¹⁾

371.35 ft²
34.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

