



2 Bed  
House - Terraced  
located in  
Castleford

£125,000



Ridgefield Street  
Castleford  
WF10 5BY

**\*\*NO UPWARD CHAIN\*\*IDEAL FOR FIRST-TIME BUYERS OR INVESTORS\*\*CLOSE PROXIMITY TO CASTLEFORD TOWN CENTRE\*\*AN EARLY VIEWING IS RECOMMENDED\*\***

This two-bedroom mid-terrace property is offered to the market with no onward chain, presenting an excellent opportunity for a range of buyers, including first-time buyers and investors alike.

The home is well maintained and in move-in-ready condition, while still offering scope for cosmetic improvement to add personal value over time. Internally, the property benefits from spacious rooms and a practical layout suited to modern living.

To the rear is an enclosed yard which, subject to opening the existing double gates, can also provide off-street parking — a valuable feature for this style of property.

The location is highly convenient, being within easy reach of Castleford town centre, which offers a vibrant marketplace, shops, bus and rail stations, and excellent motorway connections for commuting. Castleford is well known for its strong transport links, and homes in this popular area typically sell quickly.

This property is expected to generate a lot of interest, an early viewing is recommended — contact us today to arrange your appointment.

Entrance Hall  
3'11" x 2'11"

Access to the living room. Carpeted throughout.

Living Room  
14'1" x 11'3"

Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. French doors leading to the kitchen. UPVC window to the front.

Kitchen  
11'5" x 12'2"

Range of high and low level kitchen units. Integrated appliances including oven with electric hob. Stainless steel sink with drainer and chrome mixer tap over. Option to reconnect plumbing for washing machine. Access to pantry/storage cupboard. UPVC door leading to the rear yard. Tiled effect flooring. Central heated radiator. UPVC window to the rear yard.

Landing  
2'7" x 2'9"

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

Main Bedroom  
14'2" x 11'3"

Carpeted throughout. Central heated radiator. UPVC window to the front.

Bedroom Two  
7'3" x 12'3"

Carpeted throughout. Central heated radiator. UPVC window to the rear.

Bathroom  
3'7" x 9'4"

White suite comprising of wash hand basin with chrome mixer tap. WC with low level flush. Panel bath with chrome taps and electric shower above. Central heated radiator. UPVC frosted window to the rear.

Exterior

To the rear of the property is an enclosed, low-maintenance yard laid predominantly with paved slabs, providing a practical outdoor space suitable for seating or general use. The yard is bordered by a combination of brick walling and timber fencing, offering a good degree of privacy. A useful brick-built outbuilding provides additional storage, while a timber gate at the rear allows access to the back lane. The space is ideal for those seeking a manageable

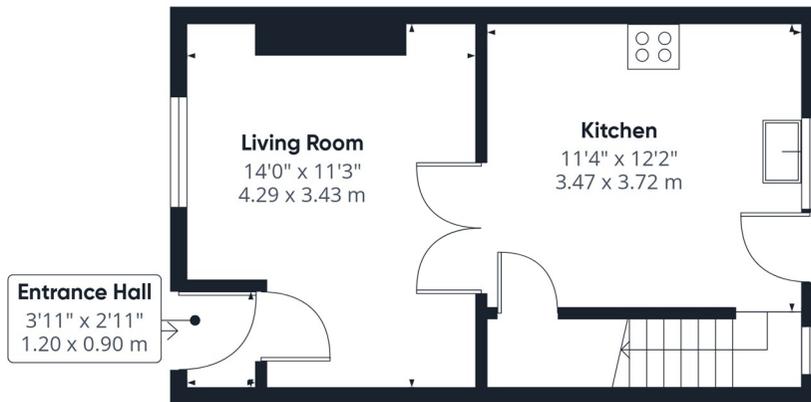




outdoor area with potential for further improvement or personalisation.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.





Floor 0



Floor 1



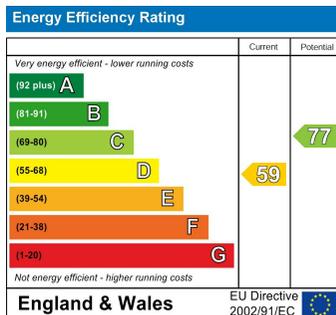
**Approximate total area<sup>m</sup>**  
625 ft<sup>2</sup>  
58 m<sup>2</sup>

(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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