

# MoveNow Properties



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## FOR SALE

**Ashton Road, Castleford,**

**WF10 5AX**

**2 Bedroom, Mid Terrace**

**Guide Price £120,000 - £130,000**



Guide Price £120,000 - £130,000. Movenowproperties are pleased to present a charming 2 bedroom mid terrace property for sale. This property is move-in ready, boasting freshly decorated walls and brand new flooring throughout. Available with no chain, this residence offers convenience and ease of transition for its new owners. Additionally, it includes the added benefit of a garage.

- Two-bedroom gem in a mid-terrace setting
- Enjoy a spacious kitchen ideal for culinary adventures
- Secure your vehicles in the single detached garage
- Bask in the privacy of an enclosed rear garden
- Revel in the allure of freshly decorated interiors and new carpets

Accommodation Brief Comprises:

### Living Room

**Measurements: 15' 3" x 12' 11" (4.66m x 3.94m)**

Enter through a UPVC door with wood-effect laminate flooring. Features include a radiator, double glazed window with front view, coving to the ceiling, and a useful storage cupboard housing electrics. Enjoy the warmth from the gas fire with a surround.



**Kitchen:**

**Measurements: 12' 10" x 10' 1" (3.92m x 3.08m)**

Tiled effect laminate flooring complements the wall and base units. Space is available for a undercounter fridge, freezer and washing machine. The kitchen includes an electric oven and gas hob, stainless steel sink with drainer and mixed tap. A leaded double glazed window overlooks the rear, with a UPVC door featuring frosted glass opening to the rear. Useful under stairs storage.



**Stairs and Landing:**

Ascend to the first floor with carpeted stairs and landing. The landing includes offers doors leading to the bedrooms and bathroom.

**Bedroom 1:**

**Measurements: 15' 3" x 13' 0" (4.66m x 3.95m)**

Featuring wood effect laminate flooring, a double glazed window with leaded glass overlooking the front, a radiator, and fitted wardrobes.



**Bedroom 2:****Measurements: 10' 3" x 5' 9" (3.12m x 1.76m)**

Includes wood effect laminate flooring, a radiator, double glazed window overlooking the rear, and a useful storage cupboard.

**Bathroom:****Measurements: 6' 11" x 6' 9" (2.12m x 2.07m)**

The bathroom boasts wood effect vinyl flooring and neutral tiles to the walls. It comprises a pedestal wash basin, low flush WC, shower unit, radiator, and frosted double glazed window overlooking the rear. A storage cupboard houses the boiler.

**Outside:**

The property offers on-street parking to the front and a small enclosed yard to the rear with gated access, a fenced boundary, and two useful outhouses. Additionally, it benefits from a detached garage with an up-and-over door.

**Mobile Coverage**

Three

O2

Vodafone

EE

**Satellite / Fibre TV Availability**

BT

Sky

Virgin

### Parking

On street parking

### Additional Information

To the rear of the property is a detached garage with a right away in front for neighbouring properties.

### Council Tax

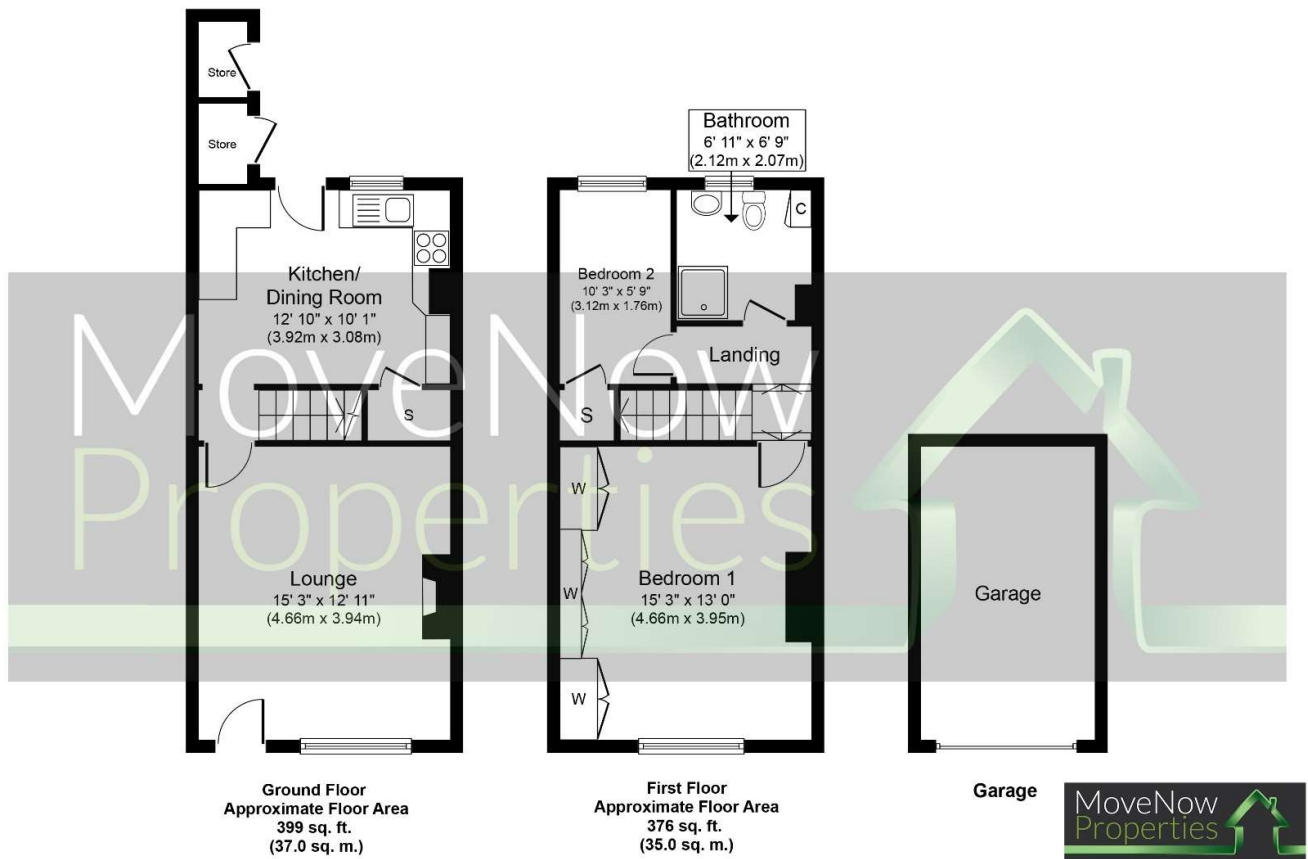
Band A

### Tenure

Freehold

### Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Viewings**

For further information or to arrange a viewing please contact our offices directly.

**Free valuations**

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

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