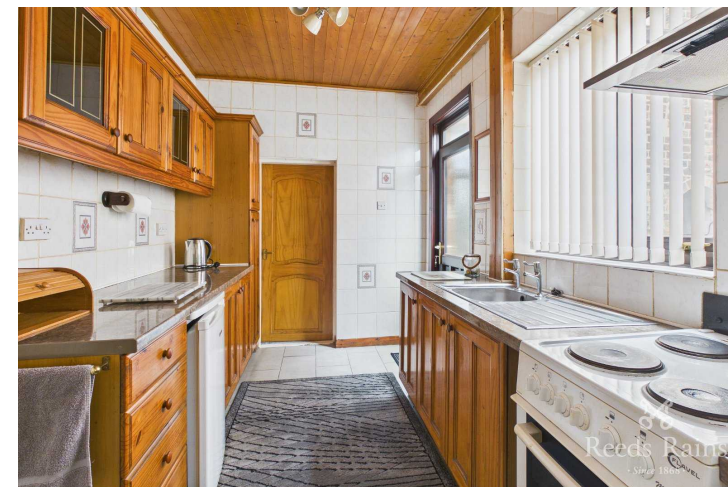




Beancroft Road, Castleford, West
Yorkshire, WF10

Asking Price: £140,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Beancroft Road, Castleford, West Yorkshire, WF10
Asking Price: £140,000 Freehold

Council Tax Band: A
EPC Rating: D

** No Chain ** Star Buy! In need of some improvements. Offering BAGS of SPACE and in a GREAT LOCATION. Two reception rooms, utility room, modern shower room and more. Easy access to many local amenities. Don't miss out, call Reeds Rains NOW to book your viewing. Council Tax Band A

Main Description

** No Chain ** A deceptively spacious three bedroom inner terrace house in need of some improvements. The property has gas central heating and double glazing. The accommodation comprises of a front entrance hall with access to the cellar, lounge, dining room, kitchen, utility room, three bedrooms and a bathroom. To the front of the property is an enclosed garden. To the rear is an enclosed yard with a decked patio and gravelled area. Within easy reach of many local amenities including the town centre, public transport, Xscape and Junction 32 retail outlet.

GROUND FLOOR

Front Entrance Hall

Double glazed front entrance door. Stairs to the first floor. Under stairs store and access to the cellar. Central heating radiator.

Lounge

11'10" maximum s 13' (3.6m maximum s 3.96m)
Coving to the ceiling. Double glazed window to the front aspect. Central heating radiator.

Dining Room

15'4" (4.67) to chimney breast x 10'4" (3.15)
A gas fire with a feature fireplace, inset and hearth. Double glazed window to the rear aspect. Central heating radiator.

Kitchen

7'5" x 11'4" (2.26m x 3.45m)
Fitted with a range of base and wall units incorporating a stainless steel single sink with

a mixer tap. Roll edge laminated work top surfaces. Space for an electric cooker with a stainless steel extractor over. Space for a fridge. Tiled walls. Tiled floor. Double glazed window to the rear aspect. Central heating radiator. Obscure double glazed rear entrance door.

Utility Room

6'8" x 10'5" (2.03m x 3.18m)
Roll edge laminated work top surface. Plumbing for a washing machine. Tiled floor. Double glazed window to the rear aspect. Central heating radiator.

FIRST FLOOR

Landing

Useful store room.

Bedroom One

12' (3.66) maximum x 10' (3.05)
Double glazed window to the front aspect. Central heating radiator

Bedroom Two

10'3" x 10'5" (3.12m x 3.18m)
Double glazed window to the rear aspect. Central heating radiator.

Bedroom Three

9'3" x 10'5" (2.82m x 3.18m)
A wall mounted boiler. Double glazed window to the rear aspect. Central heating radiator.

Shower Room

5'4" x 7'5" (1.63m x 2.26m)
Fitted with a white suite comprising of a walk in shower, vanity hand wash basin and a low level flush WC. Tiled walls. Chrome effect towel radiator. Obscure double glazed window to the front aspect.

Exterior

To the front of the property is an enclosed garden. To the rear is an enclosed yard with a decked patio and gravelled area.

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk