

**145 & 145a Lower Oxford Street  
Castleford, WF10 4AQ**

- # Ideal investment opportunity
- # Two x One Bedroom Flats
- # UPVC double glazing and gas fired central heating to each flat
- # Kitchens are fitted with a range of modern style units
- # Each flat comprises, Lounge, Kitchen, Bedroom and Bathroom/w.c.
- # There is a small forecourt to front and yard to rear
- # Energy Rating 145 – 'D'
- # Energy Rating 145A – 'D'

**PRICE**  
**£85,000**

## DESCRIPTION

The property comprises of a former Mid Terrace House split into two self contained One Bedroom Flats within an established and predominantly residential area and being a short distance from the town's centre. The property comprises of an ideal opportunity for an investment purchase with the income available from two lettings. Each flat requires some internal redecoration but have the benefit of their own gas fired central heating system. The property has UPVC double glazing and each kitchen is fitted with a range of modern standard base and wall mounted cupboard units. There is a small forecourt to the front and a yard at the rear.

## THE ACCOMMODATION COMPRISES: -

### GROUND FLOOR 145a LOWER OXFORD STREET

Accessed to the rear into a

**RECEPTION/ENTRANCE HALLWAY:** - with access to cellar.

**LOUNGE:** - 14ft 1in x 12ft (4.29m x 3.67m). with store cupboard that extends under the stairs. Central heating radiator.

**BEDROOM:** - 11ft 11in x 11ft 5in (3.64m x 3.48m) Central heating radiator.

**KITCHEN:** - 8ft 5in x 7ft 10in (2.57m x 2.39m) and has a range of modern standard base and wall mounted cupboard units, worktops and a stainless steel sink unit.

**INNER LOBBY** with access to

**BATHROOM** with a rectangular panelled bath and wash basin. Store cupboard with wall mounted 'Worcester' gas boiler. Central heating radiator.

**SEPARATE W.C.** with low flush suite and sink. Central heating radiator.

## OUTSIDE

The property is accessed at the rear of the building and has an enclosed rear yard.

### FIRST FLOOR 145 LOWER OXFORD STREET

**LANDING** with double panel central heating radiator.

**LOUNGE:** - 12ft x 11ft 10in (3.66m x 3.59m) plus area over stairs, coving to ceiling and a central heating radiator.

**KITCHEN:** - 9ft 5in x 8ft 6in (2.88m x 2.59m) and is fitted with a range of modern style base and wall mounted cupboard/drawer units, worktops, stainless steel sink unit, plumbing for washer and an electric cooker point. Central heating radiator and wall mounted 'Worcester' gas boiler.

**BEDROOM:** - 14ft 1in x 11ft 8in (4.3m x 3.57m) maximum, with coving to ceiling and a central heating radiator.

**BATHROOM** comprises a white 3-piece suite that includes rectangular panelled bath with shower attachment, pedestal wash basin and low flush w.c. Tiling over bath and a central heating radiator.

## OUTSIDE

There is a small forecourt to the front.

## COUNCIL TAX

Wakefield MDC Property Band A

## SERVICES

All Mains Services are assumed to be connected.

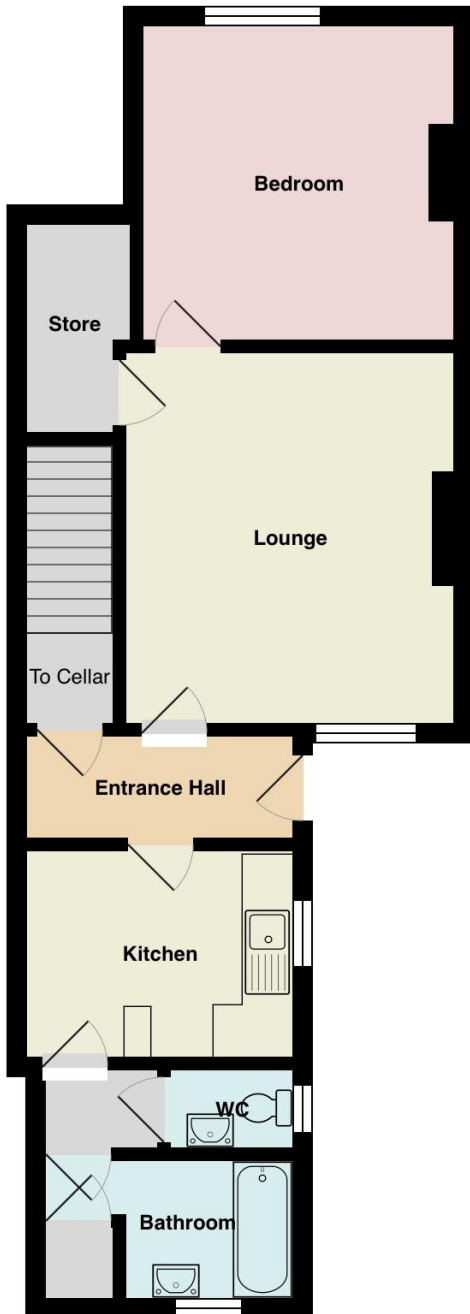
## TENURE

Freehold.

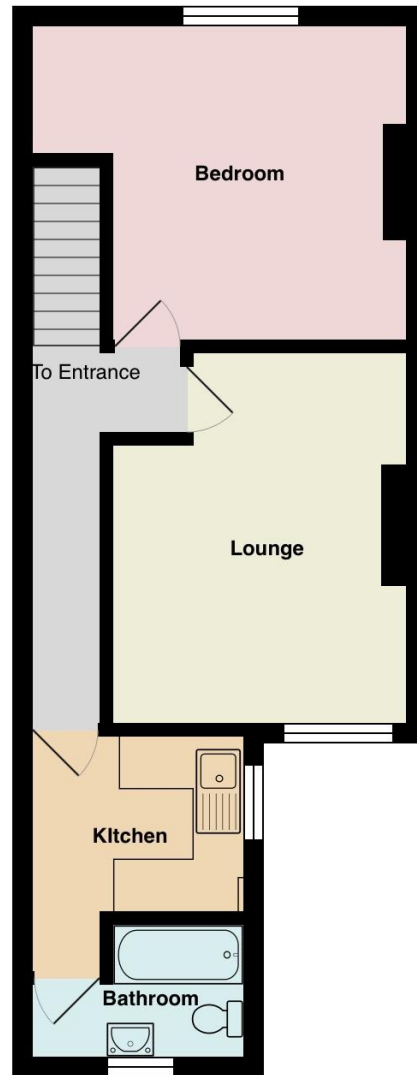
## VIEWING

Strictly by prior appointment with the Agents

GROUND FLOOR - 145A



FIRST FLOOR - 145



FOR INFORMATION POURPOSES ONLY

145 & 145A Lower Oxford Street, Castleford, WF10 4AQ - February 2020

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