

**26a Regent Street,
Castleford, WF10 5RN**



- # Ideal Opportunity for a first time buyer or investor.
- # Two Bedroom End Terrace Property in a popular established location
- # UPVC double glazed.
- # Gas central heating.
- # Energy Rating 'E'

Guide Price

£105,000

DESCRIPTION

We are pleased to offer for sale this End Terrace House that provides an excellent opportunity for a first time buyer or investment purchase. It is situated within an established and popular location conveniently accessible for local amenities but also to the town's centre. Having gas fired central heating and UPVC double glazing, the kitchen is fitted with a range of base and wall mounted cupboard and drawer units that include an 'Electrolux' electric oven, gas hob and extractor hood. The bathroom is fitted with a white 3-piece suite with shower over the bath. Outside, there is an enclosed garden to the rear.

The Accommodation comprises: -

FRONT ENTRANCE

LOUNGE: - 13ft 5in x 13ft 1in (4.09m x 4.01m) with coving to ceiling. Central heating radiator.

INNER HALL with store cupboard under stairs and central heating radiator.

KITCHEN: - 10ft 2in x 7ft 1in (3.11m x 2.17m) with a range of base and wall mounted cupboard and drawer units, worktops, 1½ basin sink unit, built in 'Electrolux' electric oven with gas hob and extractor hood, plumbing for automatic washer and a double panel central heating radiator.

BATHROOM: - 8ft 3in x 4ft 9in (2.52m x 1.45m) with a white 3-piece suite that includes a rectangular panelled bath with a shower above, wash basin and a low flush w.c. Extractor fan and double panel central heating radiator.

STAIRCASE leads to: -

FIRST FLOOR

FRONT BEDROOM No. 1: - 13ft 5in x 13ft 2in (4.11m x 4.03m) with coving to ceiling and store cupboard over stairs. Wall mounted

'Ideal' gas boiler and a central heating radiator.

REAR BEDROOM No. 2: - 10ft 2in x 7ft 3in (3.1m x 2.21m) with central heating radiator.

OUTSIDE: - There is parking to the front and side roads and there is an enclosed garden to the rear.

SERVICES

All Mains Services are assumed to be connected.

TENURE

It is assumed that the site is freehold.

The property is currently rented but vacant possession will be available on completion.

COUNCIL TAX

Wakefield MDC Property Band A.

VIEWING

Strictly by prior appointment with the Agents



For Information Purposes Only

NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property