

**89 Hollinhurst, Allerton Bywater,  
Castleford, WF10 2HY**



- # Ideal opportunity for First Time Buyer or Investor
- # Mid through Terrace Property
- # Three Bedrooms
- # Gas central heating & UPVC double glazing
- # Modern fitted kitchen units, Shower Room & W.C.
- # Gardens and off-street parking (possible garage space)
- # Energy Rating 'D'

**GUIDE PRICE**

**£130,000**

## DESCRIPTION

Situated within a popular location, this is an ideal opportunity for a first time buyer or investor to acquire this Inner Terrace Property that has gas fired central heating, UPVC double glazing and offers three bedroom accommodation. The kitchen is fitted with a range of modern base and wall mounted cupboard units together with built in electric oven and hob, electric fire and surround to the lounge, modern shower room/w.c. with electric shower. Outside the property has garden areas to both the front and rear of the property with the front also having off-street parking and an additional lawned garden.

The Accommodation comprises: -

## FRONT ENTRANCE PORCH

**LOUNGE:** - 14ft 10in x 12ft 11in (4.53m x 3.95m) and includes a period style fire surround with marble effect insert/hearth and electric fire. Double panel central heating radiator.

**KITCHEN:** - 12ft 5in x 11ft 4in (3.78m x 3.45m) with a range of modern standard base and wall mounted cupboard and drawer units including worktops with tiling above, stainless steel sink unit, built in electric oven and hob, plumbing for automatic washer, store cupboard under stairs and a central heating radiator.

## REAR ENTRANCE PORCH

**STAIRCASE** leads up to: -

## FIRST FLOOR

### LANDING

**FRONT BEDROOM No. 1:** - 14ft 10in x 10ft 2in (4.52m x 3.1m) plus store cupboard beneath stairs and a central heating radiator.

**REAR BEDROOM No. 2:** - 12ft 5in x 7ft 6in (3.78m x 2.3m) with a central heating radiator.

**SHOWER ROOM** incorporates a 3-piece suite including a shower cubicle with 'Triton' electric shower, wash basin and a low flush w.c. Central heating radiator.

**STAIRCASE** leads up to: -

**BEDROOM No. 3:** - 15ft 3in x 14ft 9in (4.66m x 4.51m) with a central heating radiator.

**OUTSIDE:** - This property has enclosed gardens to both the front and rear. Also to the front of the property and beyond the shared service/access road there is off-street parking and a further garden with potential for garage space.

## SERVICES

All Mains Services are assumed to be connected and gas central heating is supplied by a wall mounted 'Pro' gas fired combination boiler that is located to the attic room.

## TENURE

It is assumed that the property is freehold.

## COUNCIL TAX

Wakefield MDC Property Band A.

## VIEWING

Strictly by prior appointment with the Agents



**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

