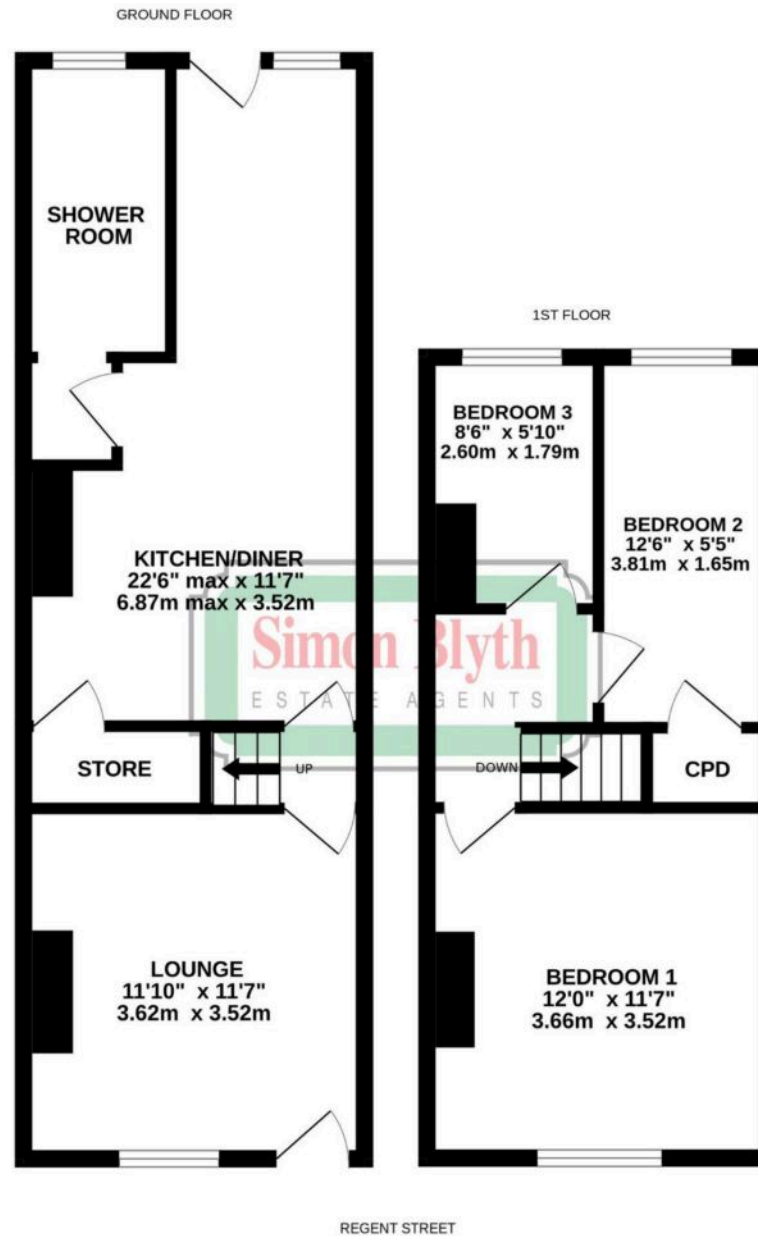




Regent Street, Castleford

Wakefield

Guide Price **£90,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Regent Street

Castleford, Wakefield

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

A THREE BEDROOM, MID-THROUGH-TERRACE HOME SITUATED ON A QUIET, RESIDENTIAL STREET IN CASTLEFORD. CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, A SHORT DISTANCE FROM AN ARRAY OF AMENITIES AND IN CATCHMENT FOR LOCAL SCHOOLING. THE PROPERTY DOES REQUIRE A PROGRAMME OF REFURBISHMENT AND IS OFFERED WITH NO ONWARD CHAIN.

The accommodation briefly comprises of lounge, inner vestibule, open-plan dining-kitchen, shower room and pantry to the ground floor. To the first floor there are three bedrooms. Externally the property is accessed from the road side to the front, with an enclosed garden to the rear which is low maintenance and could be utilised as off street parking.

- A THREE BEDROOM, MID-THROUGH-TERRACE HOME
- SITUATED ON A QUIET, RESIDENTIAL STREET IN CASTLEFORD
- A SHORT DISTANCE FROM AN ARRAY OF AMENITIES



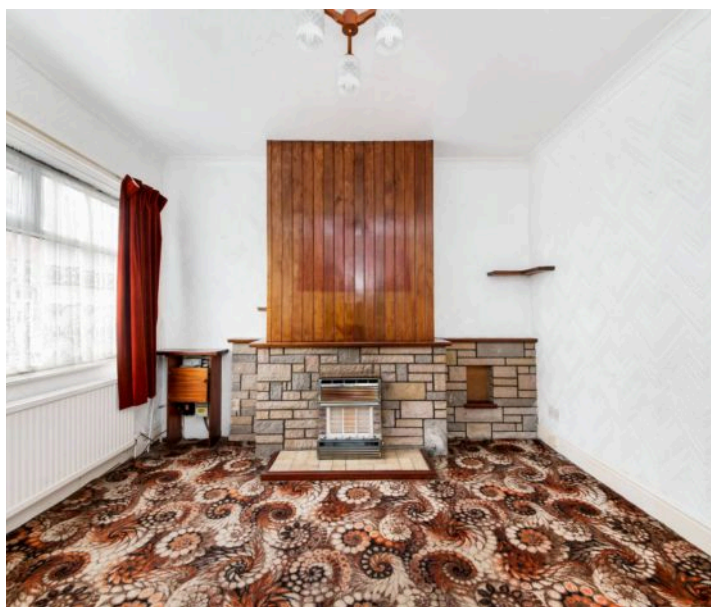


GROUND FLOOR

LOUNGE

11' 11" x 11' 7" (3.62m x 3.52m)

Enter into the property through a PVC front door with a double-glazed window with obscured glass over into the lounge. The lounge features decorative coving to the ceilings, a central ceiling light point, a radiator and a double-glazed window to the front elevation. There is a door which provides access to an inner vestibule, and the focal point of the room is the gas fire which is set up on a raised tiled hearth and with stone surrounding.



INNER VESTIBULE

The inner vestibule has a staircase rising to the first floor with twin bannisters. There is decorative wall panelling and a door provides access to the formal dining room.



OPEN PLAN DINING KITCHEN

22' 6" x 11' 7" (6.87m x 3.52m)

As the photography suggests, the open plan dining kitchen room is a generously proportioned space. Enter firstly into the dining area. There is decorative coving to the ceilings, a wall mounted gas fireplace and a double doorway then proceeds seamlessly into the kitchen. There is a timber and glazed door providing access to a useful under stair pantry which has fitted shelving and a wall light point in situ, and a door then proceeds to the ground floor shower room.

KITCHEN

The kitchen features a range of fitted wall and base units with Shaker style cupboard fronts and with work surfaces over, which incorporate a single bowl stainless steel sink and drainer unit with a chrome mixer tap. The kitchen is equipped with a four-ring gas hob with an integrated cooker hood over and plumbing provisions for an automatic washing machine. There are tiled walls, a wall mounted combination boiler, a PVC external door to the rear elevation and a double-glazed window.





SHOWER ROOM

The shower room features a three-piece suite which comprises of a fixed frame shower cubicle with a Mira Sprint shower, a pedestal wash hand basin and a low-level W.C. There is a ceiling light point, a double-glazed window to the rear elevation and a radiator.

FIRST FLOOR

LANDING

Taking the staircase to the first floor you reach the split-level landing. With a door to the left-hand side providing access to bedroom one and the stairs to the right-hand side providing access to the first-floor landing which has doors leading to bedrooms two and three. There is a ceiling light point and a wall light point.

BEDROOM ONE

12' 0" x 11' 7" (3.66m x 3.52m)

Bedroom one is a generously proportioned light and airy double bedroom which has ample space for free standing furniture. There is decorative coving to the ceilings, a ceiling light point, a radiator and a double-glazed window the front elevation.





BEDROOM TWO

12' 6" x 5' 5" (3.81m x 1.65m)

Bedroom two can accommodate a single bed with ample space for free standing furniture. There is a useful built in cupboard with shelving and with over head cabinets above, a double-glazed window to the rear elevation, a ceiling light point and a radiator.



BEDROOM THREE

8' 6" x 5' 10" (2.60m x 1.79m)

Bedroom three can be utilised as a single bedroom, a home office or a nursey. There is a ceiling light point, a radiator and a double-glazed window to the rear elevation.



FRONT EXTERNAL

Externally to the front the property is accessed directly from Regent Street with a PVC door leading into the lounge.

REAR EXTERNAL

Externally to the rear the property benefits from a low maintenance yard which is enclosed and features a hard standing area for a garden shed and greenhouse. There are walled boundaries and an external tap. Please note, some of the neighbouring properties on Regent Street have utilised the rear garden as off-street parking.



ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Date printed: 27.01.25

PROPERTY VIEWING NOTES -



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