CROWN | ESTATE AGENTS

Willow Court, Castleford



£85,000

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Looking for a property in a well connected location, the property is positioned for enjoying the convenience of local living, with shops, supermarkets and schools nearby as well as overlooking Smawthorne Park. Castleford town centre is within easy reach. For commuters, Castleford railway station provides connections to surrounding towns and cities, while the nearby road network makes travelling further afield straightforward. With green spaces close by and the popular Junction 32 retail and leisure complex within reach, there is plenty to enjoy locally. Whether you are a first time buyer looking to take your first step onto the property ladder, or an investor seeking an opportunity in an established residential area.



- First Floor Flat
- Two Good Size Bedrooms
- Good Size Kitchen
- Residents Parking
- Kitchen Has Space For An American Style Size Fridge
- Spacious Lounge
- Modern Bathroom
- No Onward Chain
- EPC Grade C
- Council Tax Band A

Entrance Hall

Lounge

15'1" x 11'11" (4.60 x 3.65)

A spacious and inviting living room featuring neutral décor, wood-effect flooring and ample space for comfortable seating. Two windows allow natural light into the room, while the generous layout provides an ideal space for relaxing and entertaining.

Kitchen

11'8" x 7'4" (3.56 x 2.24)

A charming, well presented kitchen fitted with a range of white wall and base units, complemented by dark worktops and tiled splashbacks with decorative mosaic detailing. The kitchen benefits from an integrated style cooking area, space for appliances and a stainless steel sink positioned beneath the window, allowing plenty of natural light into the room, with space for an American style fridge and freezer.

Bathroom

6'9" x 4'11" (2.07 x 1.50)

A contemporary bathroom finished with stylish grey wall panelling and wood effect flooring. The suite comprises a white WC, a wash basin set within a modern vanity unit offering useful storage, and a bath with an overhead shower and glass shower screen.

Bedroom 1

15'9" x 8'5" (4.81 x 2.59)

A stylish and well presented bedroom featuring a striking feature wall with rustic wood effect panelling in contrasting tones, creating a modern, industrial inspired finish. A large window allows plenty of natural light to flow in, complemented by dark curtains and fitted dark carpeting.

Bedroom 2

14'2" x 8'5" (4.34 x 2.59)

A well presented bedroom featuring contemporary décor, creating a bold and modern feel. The room benefits from a large window allowing natural light to enter, fitted grey carpeting and a radiator. There is ample space for bedroom furniture, with additional room for a desk and chair, making it ideal for a child’s bedroom, teenager’s room or home study area.

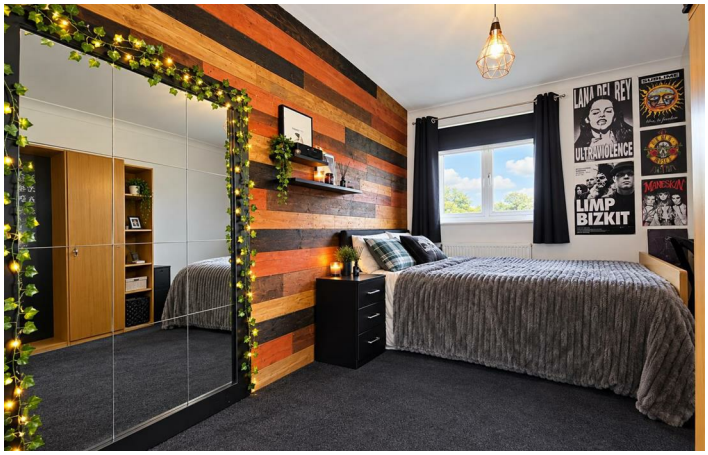
Parking Space

Residents Parking





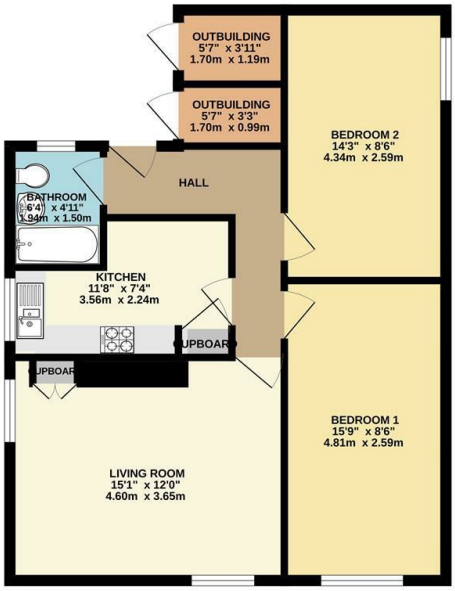



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MANSON



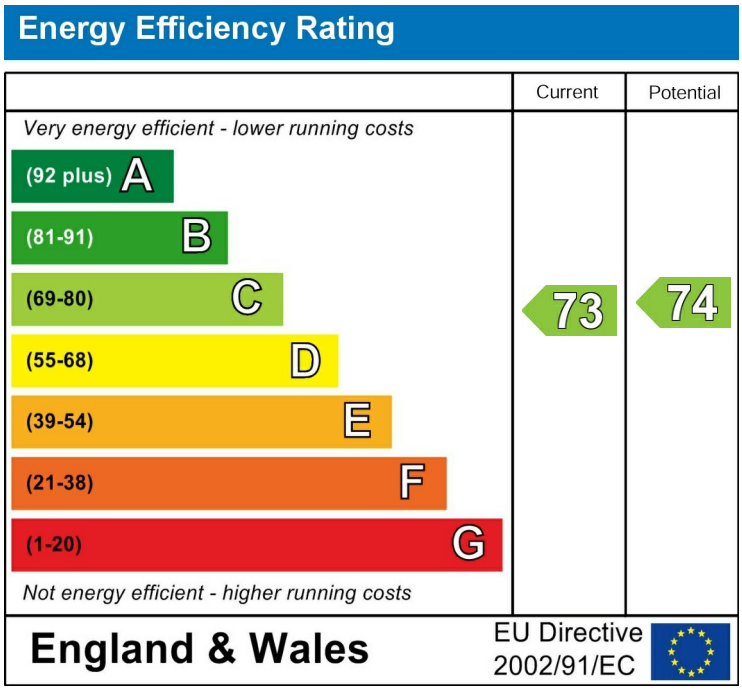
Floor Plan

1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.
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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