



3 Bed  
House - End Terrace  
located in  
Castleford

Guide Price £120,000



**LOGIC**  
REAL ESTATE

Smawthorne Avenue  
Castleford  
WF10 5BE



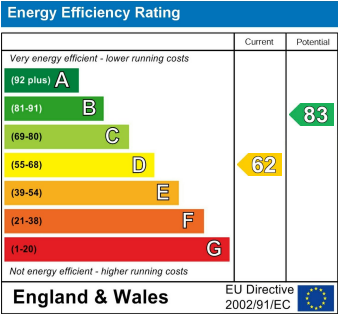
Located in a well-connected part of Castleford, this home offers easy access to local shops, schools, and transport routes, including nearby motorways and train stations, making it perfect for commuters or tenants alike. With its size, layout, and development potential, this home is competitively priced and won't stay on the market for long. Whether you're an investor, developer, or family buyer, this is an opportunity not to be missed. Early viewing is highly recommended.

Spacious Three-Bedroom Terraced Home – Ideal Investment or Family Opportunity | Castleford | No Onward Chain  
Nestled on the outskirts of Castleford town centre, this generously proportioned three-bedroom terraced home stands out as one of the largest of its style in the area. With spacious, well-laid-out rooms and versatile potential, this property presents an exciting opportunity for a wide range of buyers – whether you're looking for a large family residence, a conversion into two self-contained apartments (subject to necessary consents), or even a potential HMO investment. The home benefits from a recently fitted roof, offering peace of mind and reduced maintenance costs. Internally, the property would benefit from cosmetic modernisation, allowing a new owner to update and personalise to their own tastes.  
Key Features: Three generously sized bedrooms  
Spacious lounge and dining areas  
Rear driveway/yard providing off-street parking or outdoor space  
Scope for HMO use or conversion into two flats (subject to planning permission)  
Recently installed new roof  
No onward chain – a hassle-free purchase  
On the edge of Castleford town centre with excellent local amenities and transport links  
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Entrance Hall UPVC double glazed front entrance door leading into the hallway, gas central heated radiator,

stairs to the first floor, access into the lounge and access into the dining room. Lounge UPVC double glazed window to the front elevation wall mounted gas fire. Dining Room UPVC double glazed window to the rear elevation, gas, central heating radiator. Fireplace with half and surround and gas fire. A door leads to the under stairs cupboard. A door leads to the kitchen. Kitchen UPVC double glazed window to the side elevation, wall and base kitchen units with laminate work surface over, stainless steel sink with drainer, a space for freestanding cooker. Door leads into the back entrance. Rear Entrance Hall UPVC double glazed door that leads to the outside, gas, central heating radiator. Door leads into the shower room. Shower Room UPVC double glazed window to the side elevation, toilet sink, vanity unit and mixer tap, freestanding shower cubicle. Gas central heating radiator and tiling to the walls.  
FIRST FLOOR  
Bedroom One UPVC double glazed windows to the front elevation, gas central heated radiator  
Bedroom Two UPVC double glazed window to the rear elevation, gas, central heating radiator.  
Bedroom Three UPVC double glazed window to the rear elevation, gas, central heating radiator.  
Rear Garden Fully enclosed rear garden, which does provide access via double gates to a driveway, this area could be used as parking or as a rear yard.







CONTACT

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