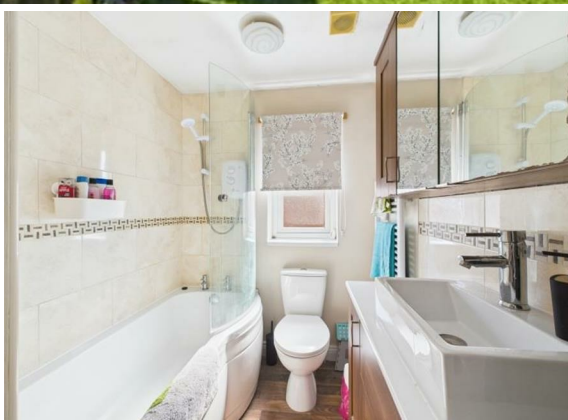




3 Bed
House - Semi-
Detached
located in
Castleford
Guide Price £190,000



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Shakespeare Crescent
Castleford
WF10 3HE

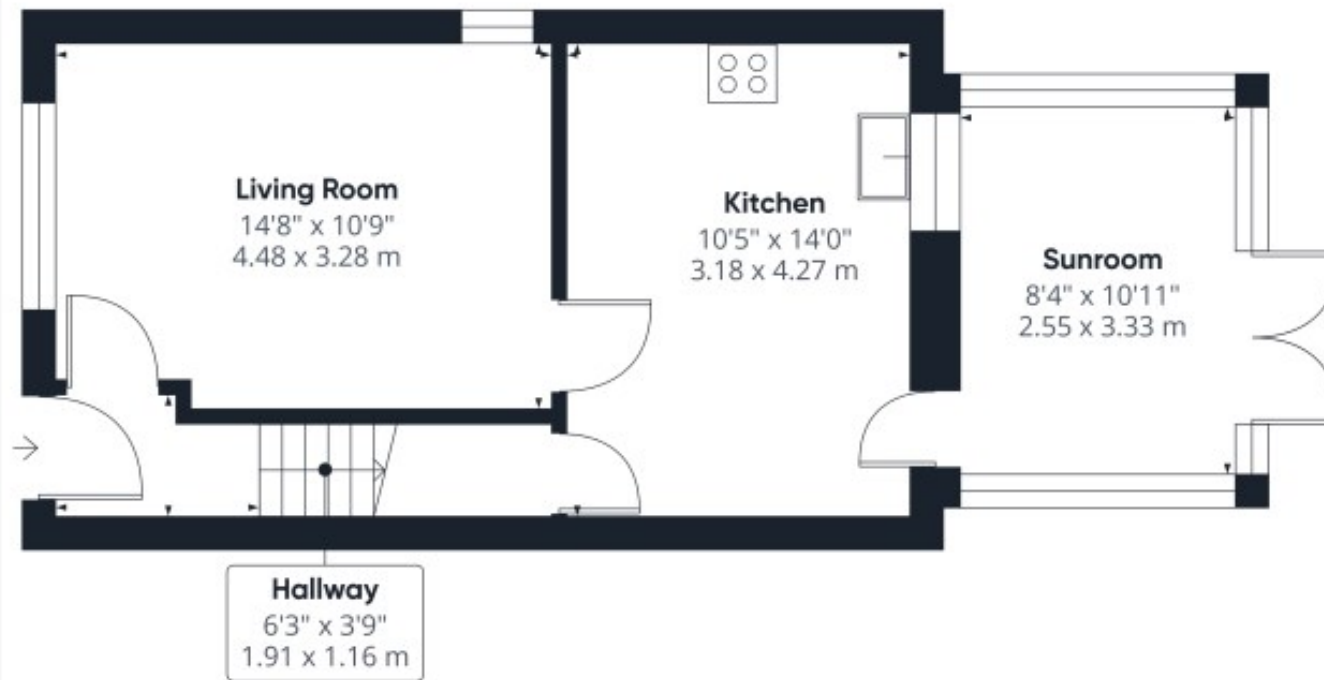
Nestled in a highly desirable cul-de-sac position between the popular town centres of Pontefract and Castleford, this well-presented three-bedroom semi-detached property offers an excellent opportunity for a range of buyers.

Nestled in a highly desirable cul-de-sac position between the popular town centres of Pontefract and Castleford, this well-presented three-bedroom semi-detached property offers an excellent opportunity for a range of buyers. Boasting field side views and countryside walks nearby, the home enjoys a peaceful setting while remaining conveniently located for local amenities, schools, and transport links. Internally, the property features neutral décor throughout, providing a modern yet versatile canvas for personalization. The ground floor benefits from a spacious lounge, a well-appointed kitchen, and a bright conservatory to the rear, ideal for relaxing or entertaining while overlooking the rear garden. Upstairs comprises three generously sized bedrooms and a contemporary family bathroom. Entrance Hall UPVC double glazed entrance door leads into the hallway with staircase leading to the first floor door access into the lounge and a gas central heated radiator. Lounge UPVC double glazed window to the front elevation and side elevation gas central heated radiator. Internal door leads into the kitchen diner. Kitchen UPVC double glazed window and UPVC double glazed stable door to the rear elevation. Under stairs storage cupboard gas central heated radiator. The kitchen is fitted with a range of wall and base kitchen units with laminate work surfaces over. Stainless steel sink drainer and mixer tap electric oven gas hob and extractor fan above. The boiler is housed into the cupboard. Plumbing for washing machine and dryer space for fridge freezer. Access to the conservatory. UPVC double glazed and brick construction with PVC roof wall lights, electric sockets and wall mounted heater access into the rear garden. Landing Loft access and doors to three bedrooms and the family bathroom. Storage cupboard. Bedroom one Upvc double glazed windows to the front elevation. Gas central heated radiator. Fitted with sliding door wardrobes. Bedroom two Upvc Double glazed window to the rear elevation. Gas central heated radiator. Bedroom Three Upvc Double

glazed window to the rear elevation. Gas central heated radiator. Bathroom Upvc double glazed window to the side elevation. Bath with electric shower over and shower screen. Toilet with a low level flush. Sink with a vanity unit above and built in below. Mixer tap. Garden to the rear Patio areas with artificial lawned garden. To the front Enclosed front garden and a side driveway for parking.







Approximate total area⁽¹⁾
457.14 ft²
42.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 360

Floor 0

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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