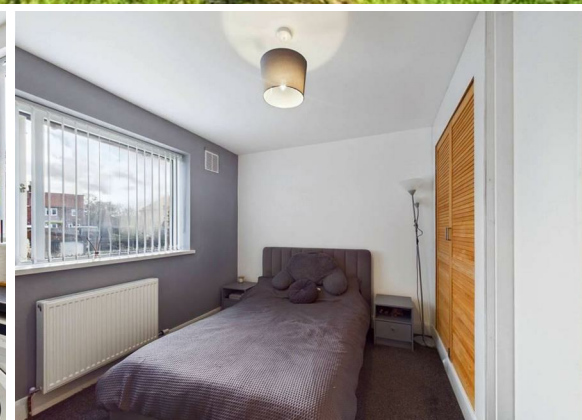




3 Bed  
House - Semi-  
Detached  
located in  
Castleford  
  
Offers Over £190,000



Lumley Avenue  
Castleford  
WF10 5LX

This spacious three-bedroom semi-detached home has been fully renovated to an exceptionally high standard by the current owners and is presented in stylish, modern condition throughout. Offering excellent flexibility, the property is available to purchase with a tenant in situ or with vacant possession, making it ideal for both investors and owner-occupiers alike.

Occupying a generous corner position, the home enjoys gardens to the front, side, and rear, providing versatile outdoor space and potential for further landscaping or family use. Internally, the accommodation is well-proportioned and beautifully finished, creating a turnkey property ready for immediate occupation.

Situated in a highly sought-after residential area, the property is conveniently located close to Castleford town centre, local schools, amenities, and excellent motorway links, while also offering easy access to the wider Yorkshire region for commuting and leisure.

Homes of this quality and versatility are rarely available, and early viewing is strongly recommended to fully appreciate the standard and potential on offer.



#### Entrance Hall

Access to living room and stairs leading to the first floor. Carpeted throughout.

#### Living Room

10'3" x 14'10"

Access to kitchen. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front of the property.

#### Kitchen Diner

10'4" x 14'10"

Range of high and low level kitchen units. Integrated oven with electric hob and extractor hood over. Option to reconnect plumbing for washing machine. Space for fridge/freezer. Sink with drainer and chrome mixer tap over. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the rear.

#### Hallway

2'10" x 2'9"

Access to downstairs WC and storage cupboard. UPVC door leading to the exterior. Wood effect flooring.

#### WC

4'5" x 2'8"

Two in one WC with sink and chrome mixer tap. Wood effect flooring. UPVC double glazed frosted window to the rear.

#### Landing

7'7" x 5'12"

Access to all three bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.



#### Main Bedroom

8'11" x 11'8"

Built in wardrobe and storage. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

#### Bedroom Two

10'4" x 10'1"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

#### Office/Bedroom Three

7'2" x 7'7"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

#### Bathroom

5'5" x 5'11"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap and storage below. Panel bath with chrome mixer tap and mains feed shower. Extractor fan. Wood effect flooring. Central heated radiator. UPVC frosted double glazed window to the rear elevation.

#### External

The property enjoys an attractive position with a generous outdoor space to both the front and rear. To the front, a lawned garden sits behind a low timber fence, creating a pleasant approach to the home with a pathway leading to the entrance.

To the rear, the property benefits from a substantial garden which is mainly laid to lawn, offering excellent potential for landscaping or creating a family-friendly outdoor space. A paved patio area sits to the side of the house, ideal for outdoor seating or entertaining, while the surrounding fencing provides a good degree of privacy.

Overall, the external space offers a great balance of patio and garden, with plenty of scope for further improvement or personalisation.



### Office/Bedroom Three

7'1" x 7'6"  
2.18 x 2.30 m

### Bathroom

5'4" x 5'10"  
1.65 x 1.80 m

### Landing

7'7" x 5'11"  
2.32 x 1.82 m

### Bedroom Two

10'4" x 10'1"  
3.15 x 3.08 m

### Main Bedroom

8'10" x 11'7"  
2.72 x 3.55 m

#### Approximate total area<sup>(1)</sup>

331 ft<sup>2</sup>  
30.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 86        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 68      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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