



2 Bed
House
located in
Castleford

£175,000



Redwing Close

Castleford

WF10 2SS

Living Room

13'1" x 13'6"

Freestanding log burner. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front of the property.

WC

5'1" x 3'3"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Kitchen Diner

13'4" x 7'12"

Modern range of high and low level kitchen units with integrated appliances including washing machine, dishwasher, fridge/freezer, oven, four ring hob and extractor hood. Sink with drainer and chrome mixer tap over. Access to storage cupboard and downstairs WC. UPVC double glazed French doors leading to the rear garden. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear.

Landing

3'7" x 5'10"

Access to the house bathroom, both double bedrooms and the partially boarded loft. Carpeted throughout.

Bedroom One

13'4" x 10'10"

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

Bedroom Two

13'2" x 7'10"

Carpeted throughout. Central heated radiator. UVC double glazed window to the front of the property.

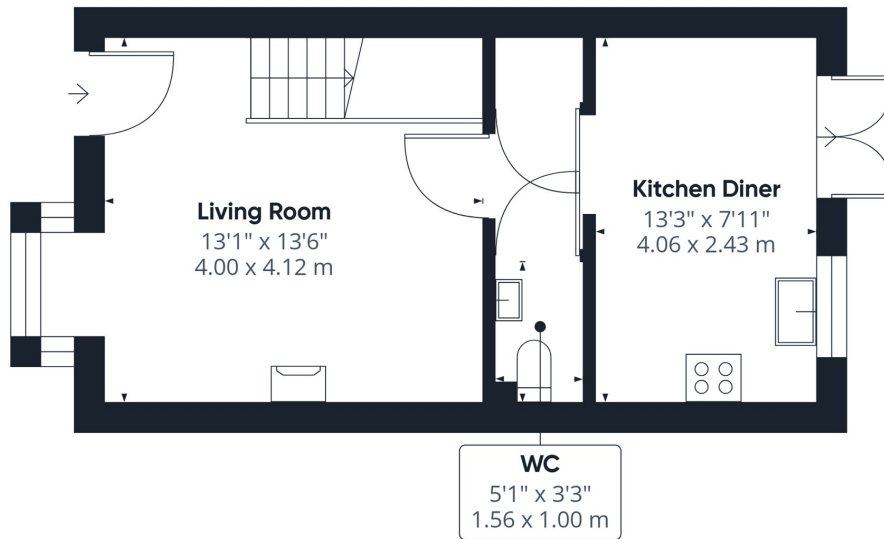
Bathroom

5'7" x 6'4"

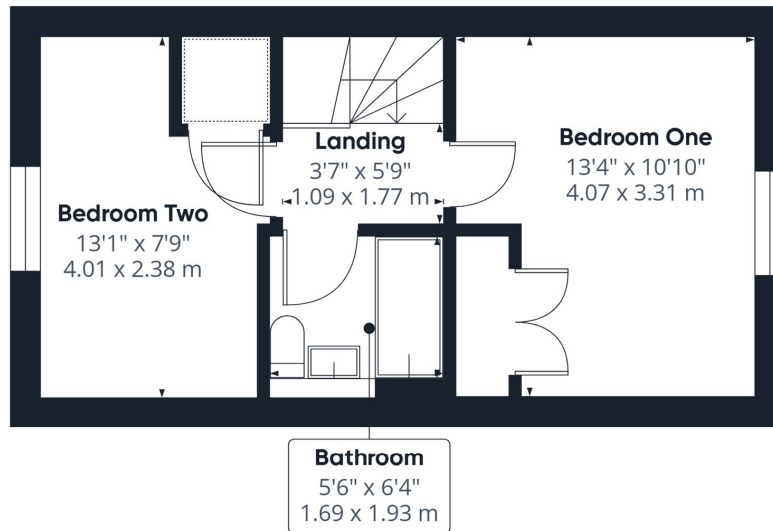
White suite comprising of WC with low level flush, wash hand basin with chrome mixer tap, panel bath with chrome mixer tap and mains feed shower. Extractor fan. Wood effect flooring. Central heated chrome towel rail.







Floor 0



Floor 1



Approximate total area⁽¹⁾
651 ft²
60.3 m²

(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

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | 87 | 88 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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