



Smithson Avenue, CASTLEFORDWF10 3HN

welcome to

Smithson Avenue, CASTLEFORD

Attractive two-bedroom semi-detached dormer bungalow on a pleasant residential avenue, offering a gated driveway, detached garage, low-maintenance gardens, conservatory, modern kitchen, recently fit w/c and family bathroom.



Situated on a pleasant residential avenue in a sought-after area of Castleford, this attractive two-bedroom semi-detached dormer bungalow offers spacious and versatile accommodation throughout. The property is set behind a gated driveway and benefits from a generous low-maintenance artificial lawn to the front. Access is gained via a side entrance leading into a welcoming hallway.

The bright and comfortable lounge enjoys a front-facing aspect and flows seamlessly into the adjoining dining room, which features sliding patio doors opening into the conservatory and providing direct access to the rear garden. The modern fitted kitchen is equipped with a range of base units, contemporary open shelving, an integrated electric oven, induction hob, and plumbing for an under-counter washing machine and dishwasher, while also enjoying pleasant views over the garden. A recently installed ground floor WC adds further convenience.

To the first floor are two well-proportioned bedrooms and a contemporary house bathroom fitted with a shower. The landing also provides access to the loft space.

Externally, the property boasts a generous rear garden with low-maintenance artificial lawn and patio areas, creating an ideal setting for outdoor dining and entertaining. Further benefits include a detached garage, offering additional storage and secure parking.

Front Garden

Entrance Hall

Lounge

14' 9" x 11' 4" (4.50m x 3.45m)

Dining Room

9' x 16' 9" (2.74m x 5.11m)

Kitchen

8' 4" x 16' 9" (2.54m x 5.11m)

W.C.

Conservatory

8' 8" x 9' 2" (2.64m x 2.79m)

First Floor Landing

Bedroom One

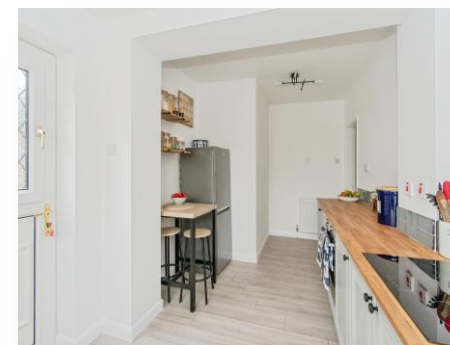
10' 3" x 11' 4" (3.12m x 3.45m)

Bedroom Two

10' 7" x 11' 5" (3.23m x 3.48m)

Bathroom

Rear Garden



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- ** GUIDE PRICE £220,000 - £230,000 **
- SEMI DETACHED DORMA BUNGALOW
- MODERN recently installed WC
- Single Storey Extension To Rear
- DRIVEWAY and Detached GARAGE

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price
£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF114667 - 0004

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