



**Kings Avenue, Castleford WF10 3EH**

***welcome to***

**Kings Avenue, Castleford**

LOOKING FOR A HOME YOU CAN MAKE YOUR OWN? Situated on popular Kings Avenue, Castleford, is this three-bedroom semi-detached home offering spacious accommodation, off-street parking, a detached garage and excellent potential throughout. Early viewing is highly recommended!



Situated on the ever-popular Kings Avenue, Castleford, this three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a property they can personalise and add value to over time.

The accommodation briefly comprises an entrance hall, a spacious lounge with feature fireplace, separate dining room and kitchen to the ground floor. The dining area enjoys direct access to the rear garden, creating a pleasant space for entertaining and family life.

To the first floor are three bedrooms, including two generous doubles and a further single room which could equally serve as a nursery, home office or dressing room. A family bathroom completes the accommodation.

Externally, the property benefits from a well-maintained front garden, a driveway providing off-street parking, detached garage and enclosed rear garden.

Requiring a degree of cosmetic updating in places, this property offers fantastic potential for first-time buyers, growing families or investors looking to create a home tailored to their own tastes and requirements.

Conveniently positioned for local schools, amenities, transport links and Castleford town centre, this is an opportunity not to be missed.

## Agents Note

### Lounge

14' 5" x 11' ( 4.39m x 3.35m )

### Dining Room

10' x 7' 8" ( 3.05m x 2.34m )

### Kitchen

9' 7" x 7' 5" ( 2.92m x 2.26m )

### Bedroom One

11' x 11' ( 3.35m x 3.35m )

### Bedroom Two

11' 1" x 10' ( 3.38m x 3.05m )

### Bedroom Three

6' 11" x 6' 5" ( 2.11m x 1.96m )

### Bathroom



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## welcome to Kings Avenue

- Three-bedroom semi-detached home
- Spacious lounge with separate dining room
- Driveway and detached garage
- Enclosed rear garden
- Excellent potential to modernise!

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

guide price  
**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CAF114651 - 0005

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