

Mike
Dobson



80 Preston lane

Allerton by water, Castleford, WF10 2HL

Guide Price £170,000

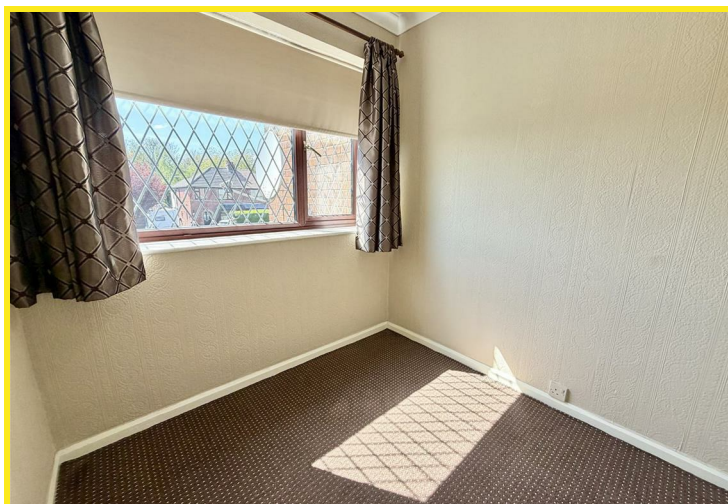
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Nestled in the charming area of Allerton Bywater, this delightful three-bedroom mid-townhouse on Preston Lane offers a wonderful opportunity for those seeking a comfortable family home. The property features a spacious lounge and a separate dining room, providing ample space for relaxation and entertaining. The well-appointed kitchen is conveniently located, making meal preparation a breeze.

On the first floor, you will find three bedrooms, perfect for family living or accommodating guests. The shower room, complete with a W.C., adds to the practicality of the home. The property benefits from coal-fired central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the seasons.

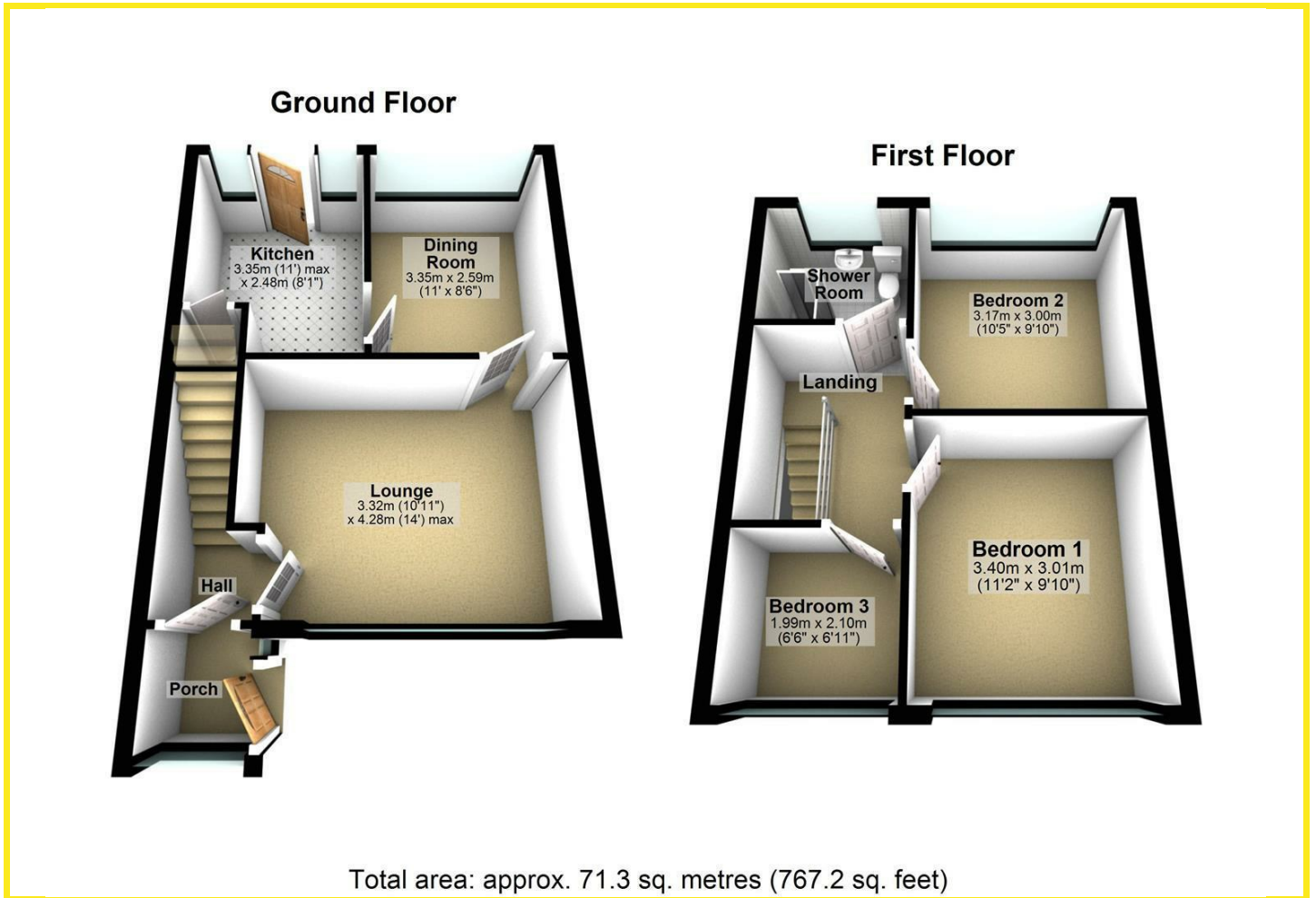
The exterior of the home is equally appealing, with an established front garden that boasts a lovely patio area, a lush lawn, and a variety of plants and shrubs, creating a picturesque setting. The enclosed rear garden which is mainly paved offers a private outdoor space. Additionally, there is parking available, along with a garage at the rear, providing convenience for homeowners.

While the property does require some internal updating, it presents a fantastic opportunity for buyers to personalise and enhance their new home to their taste. This townhouse is perfect for families or individuals looking for a peaceful yet accessible location, with local amenities and transport links nearby. Don't miss the chance to make this charming property your own.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Directions

From our Kippax office turn left to the mini roundabout bearing left down Butt Hill, at the bottom bear left onto Brigshaw lane, continue along this road past Brigshaw High School to the 'T' junction turning left onto Preston Lane, proceed down the road where the property can be found on the left hand side as indicated by the Agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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