

Mike
Dobson



41 Park Avenue

Allerton Bywater, Castleford, WF10 2AS

£210,000

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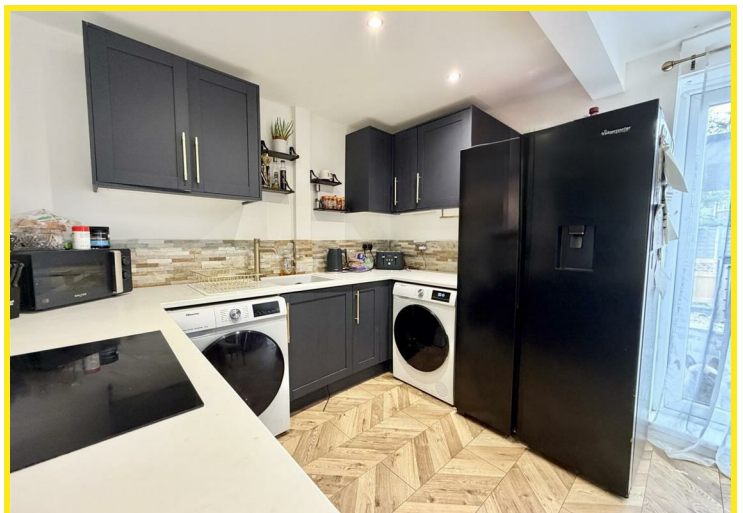
Nestled in the charming area of Park Avenue, Allerton Bywater, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and modern living. The property boasts a well-designed layout, featuring a spacious reception room that seamlessly connects to an open-plan kitchen, dining, and lounge area. This inviting space is ideal for both entertaining guests and enjoying family time.

The kitchen, recently fitted in 2021, showcases contemporary design with integrated appliances, including an oven and hob with an extractor, ensuring a stylish and functional cooking environment. The dining area benefits from patio doors that lead directly to a good-sized rear garden, providing a lovely outdoor space for relaxation or al fresco dining.

The property comprises two generously sized double bedrooms and a single bedroom, making it suitable for families or those needing extra space for guests or a home office. The recently refitted bathroom features a modern suite with a console sink and a shower over the bath, adding a touch of luxury to your daily routine.

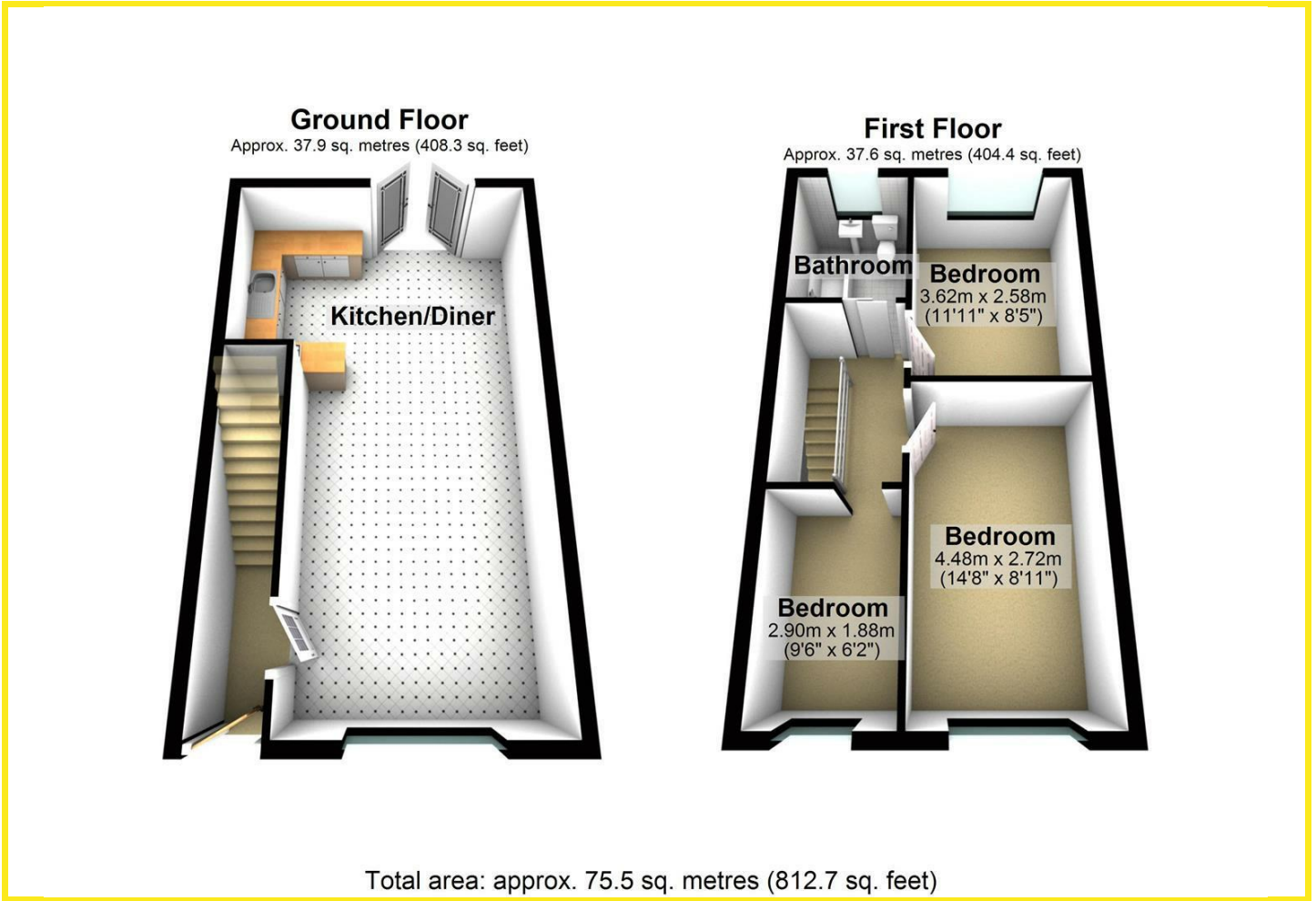
Additionally, the front of the property offers convenient parking on a block-paved driveway, enhancing accessibility. Situated in a sought-after and quiet location, this home is perfect for those looking for a peaceful retreat while still being close to local amenities and transport links.

This property presents an excellent opportunity for anyone seeking a comfortable and stylish home in a desirable area. Don't miss the chance to make this lovely house your new home.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		73	
(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 right up High Street which in turn becomes Longdike Lane, at the traffic lights turn right onto Barnsdale Road, continue along this road turning right at the traffic lights onto Park Lane, follow the road and turn left onto Park Avenue where the property can be found 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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