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**Dobson**



**27 Station Road**

Allerton Bywater, Castleford, WF10 2BW

**£140,000**

# 27 Station Road

Nestled on Station Road in the charming village of Allerton Bywater, Castleford, this two-bedroom terrace house presents an excellent opportunity for those seeking a project to make their own. Offered with no chain, this property is perfect for first-time buyers or investors looking to add value through modernisation.

Upon entering, you are welcomed into a spacious lounge, complete with patio doors which flood the room with light, the lounge also has with a gas fire, providing a warm and inviting atmosphere for relaxation. The heart of the home is undoubtedly the generous kitchen/diner, which offers ample space for family meals and entertaining guests. The kitchen is a blank canvas, ready for your personal touch to transform it into a modern culinary haven.

The property boasts two well-proportioned double bedrooms, ensuring comfort and privacy for all occupants. The bathroom features a three-piece white suite, providing a functional space that could benefit from a contemporary update.

Outside, the property features patio doors that lead to a small front garden. Additionally, there is a rear yard that offers off-street parking with gates for security, a valuable asset in this area.

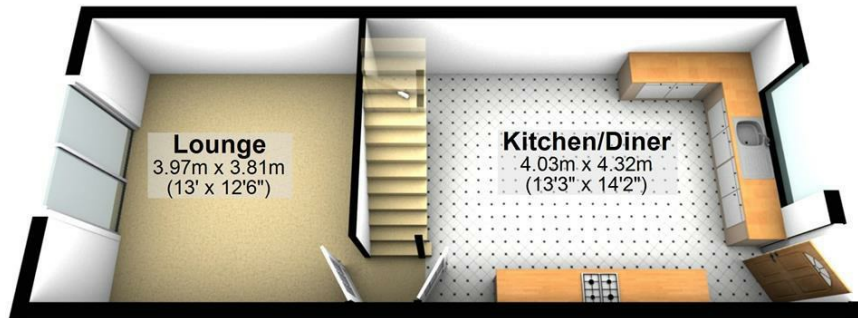
This house is brimming with potential and is waiting for someone to breathe new life into it. With its convenient location and spacious layout, it is an ideal choice for those looking to create their dream home in a friendly community. Don't miss the chance to view this property and envision the possibilities it holds.



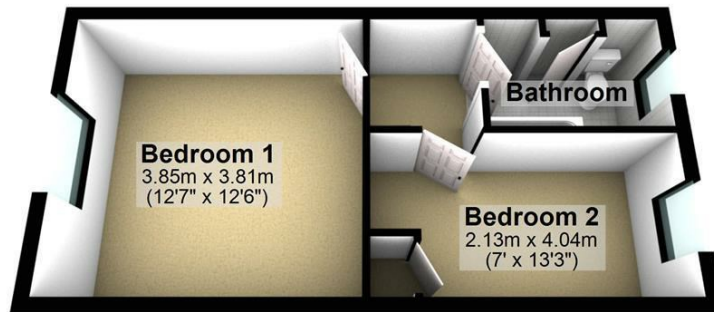


## Floor Plan

### Ground Floor



### First Floor



Total area: approx. 69.5 sq. metres (748.5 sq. feet)

## 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		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Kippax office turn right up the High Street and continue onto what then becomes Longdike Lane until you reach the traffic lights, at the lights turn right on to Barnsdale Road and continue down this road through the first set of lights, then at the second set of lights turn right on to Station Road and continue along this road where the property can be found on the right hand side as indicated by our Agents board.

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