

Mike
Dobson



117 Manor Park Avenue

Allerton Bywater, Castleford, WF10 2DN

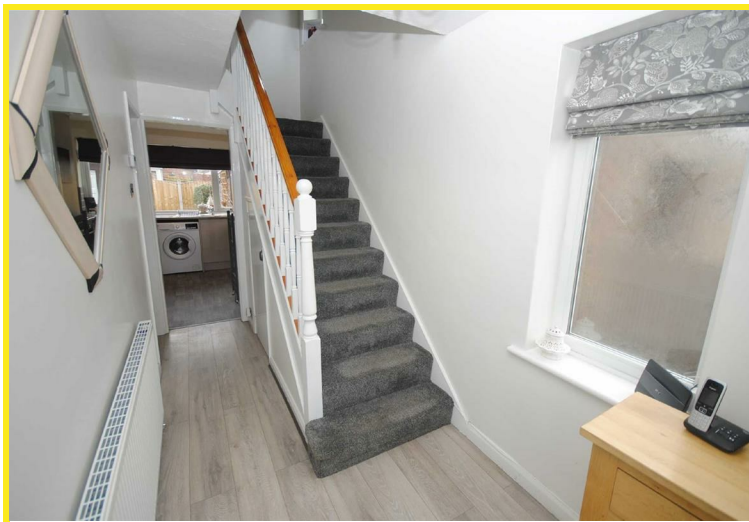
£220,000

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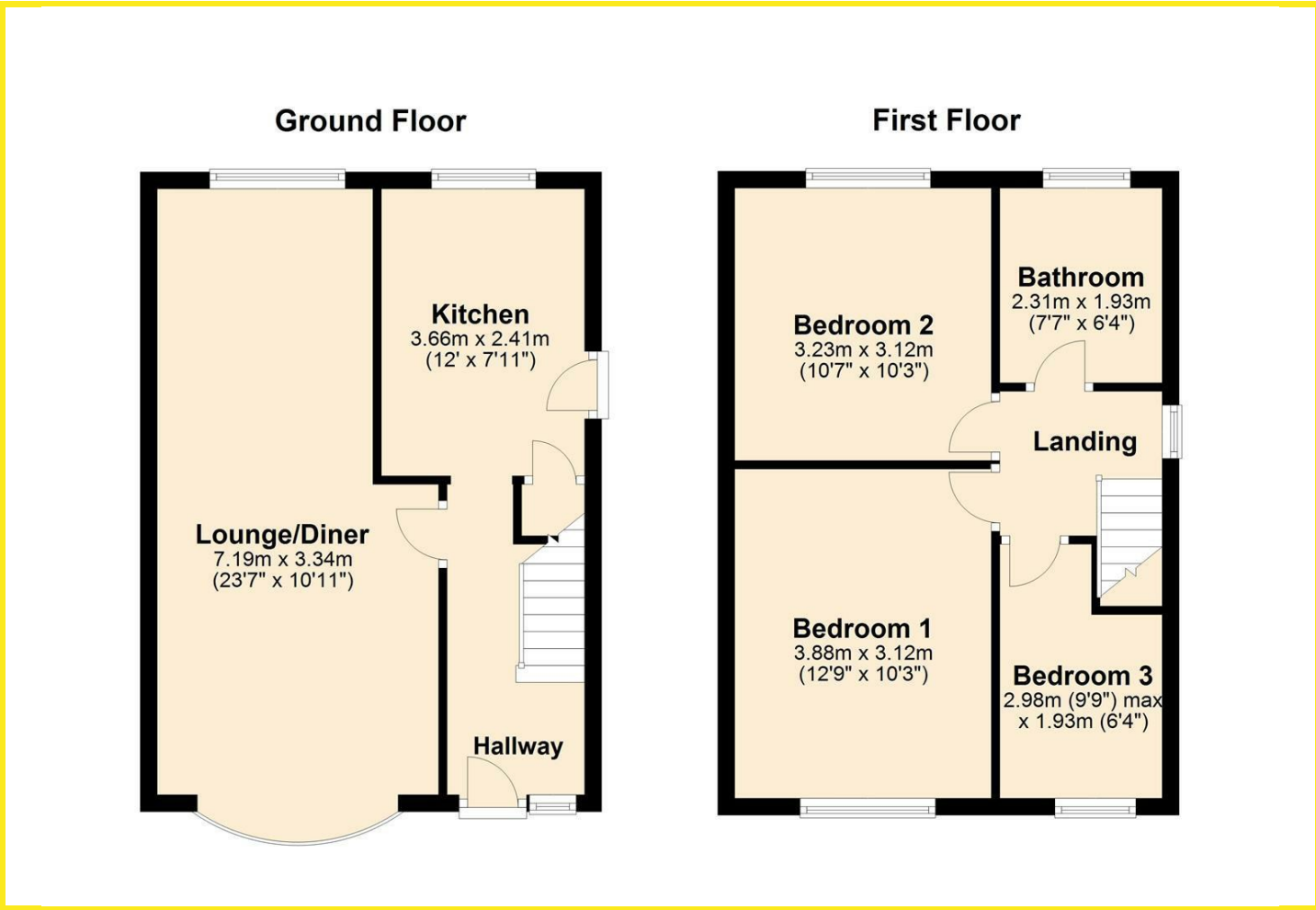
We are delighted to offer for sale this well presented three bedroomed semi-detached house situated in a cul-de-sac location, within close proximity to local shops, schools and public transport and within easy reach of the A1/M1 motorway. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, three bedrooms to the first floor and bathroom/WC. In addition the property has PVCu double glazing throughout, gas central heating with combination boiler, feature fireplace to lounge with inset electric fire, modern re-fitted kitchen with built in oven, hob and integrated fridge, a range of fitted wardrobes to the main bedroom, white bathroom suite with fitted vanity and shower over bath. Outside driveway provides off road parking with wrought iron gates leading to a detached garage with up and over door, power and lighting. There is a shaped lawned garden to the front with shrub beds and to the rear is a fully enclosed garden with brick paved patio seating area and lawn. We strongly recommend that this property is viewed at your earliest convenience.

Council Tax band B





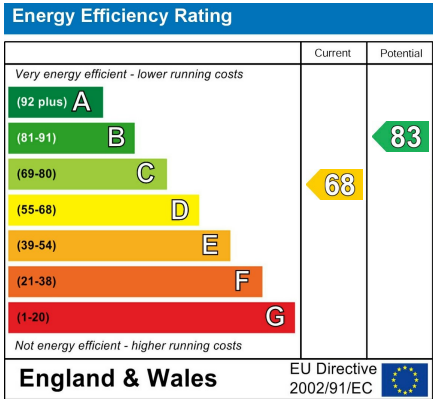
Floor Plan



Area Map



Energy Efficiency Graph



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, at the mini roundabout turn right onto Leeds Road, first right into Manor Park Avenue, right again into the cul-de-sac 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 firms employment has the authority to make or give any representation or warranty in respect of the property.