

...Your proactive estate agent



**Craig Hopson Avenue, Castleford, WF10 5US**  
**Guide Price £350,000**

**Park Row**



Inside, the property is immaculately presented throughout, with a versatile layout ideal for contemporary lifestyles. It features two generous reception rooms, providing space for both relaxed family living and formal entertaining. The modern kitchen and dining area are designed with functionality and style in mind, flowing beautifully into the landscaped rear garden — perfect for summer evenings and outdoor enjoyment. This property is easily accessible and beautiful woodland area with a gravel pathway that leads to Junction 32, Glasshoughton train station and further to Pontefract Park.



## GROUND FLOOR ACCOMMODATION

### Entrance Hall

A Composite front entrance door leads into the hallway, wood effect laminate flooring, access to the WC, kitchen and lounge. Stairs to the first floor.



### Lounge

UPVC double glazed window to the front elevation, wood affect laminate flooring, gas central heated radiator. Double doors open into the dining area.



### Dining room

UPVC double glazed patio doors to the rear elevation, gas central heated radiator, wood affect laminate flooring. Access door into the kitchen.



### Kitchen

UPVC double glazed window to the rear elevation, UPVC double glazed patio door to the rear elevation. Tiled affect laminate flooring. With a range of wall and base kitchen units in shaker style. Integral appliances include a fridge and freezer, dishwasher and washing machine. Wood affect laminate work surfaces incorporating a stainless-steel sink drainer and mixer tap a gas hob with extractor hood over and a double oven.



### Downstairs WC

Partly tiled walls, toilet with a low-level flush, sink with a mixer tap. Gas central heated radiator. Extractor fan to the ceiling.



### Landing

With access to all four bedrooms and the family bathroom. Storage cupboard. And loft access.



### Bedroom one

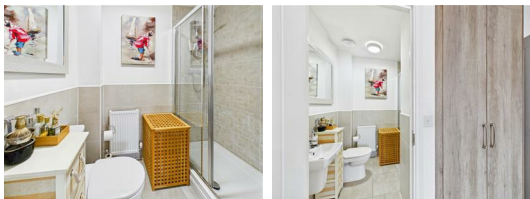
UPVC double glazed window to the front elevation, two sets of fitted wardrobes. Gas central heated radiator. Access door to the ensuite.





### Ensuite

With a double shower cubicle part tiled walls sink with a mixer tap toilet with a low-level flush gas central heated radiator. Tiling to the flooring. Extractor fan.



### Bedroom two

UPVC double glazed windows to the front elevation. Gas central heated radiator. Storage cupboard and access to the ensuite bathroom.



### Ensuite

With a double shower cubicle, partly tiled walls. UPVC double glazed window to the side elevation, sink with a mixer tap and toilet with a low-level flush. Extractor fan and tiling to the flooring.



### Bedroom three

UPVC double glazed window to the rear elevation, gas central heated radiator.



### Bedroom four

UPVC double glazed window to the rear elevation. Gas central heated radiator.



### Family bathroom

UPVC double glazed window to the rear elevation. Toilet with a low level flush, sink with a mixer tap, bath with a shower over and shower screen. Partly tiled walls, extractor fan gas central heated radiator to the flooring.



### Garage

With an up and over door, lighting and power.

### Externally

To the front of the property is a landscape garden and a double driveway. There is a side access path that leads to a gate opening into the rear garden.



### Rear garden

Landscaped beautifully with patio areas and a lawn garden. Mature trees, plants and shrubs along with a garden shed.



### HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

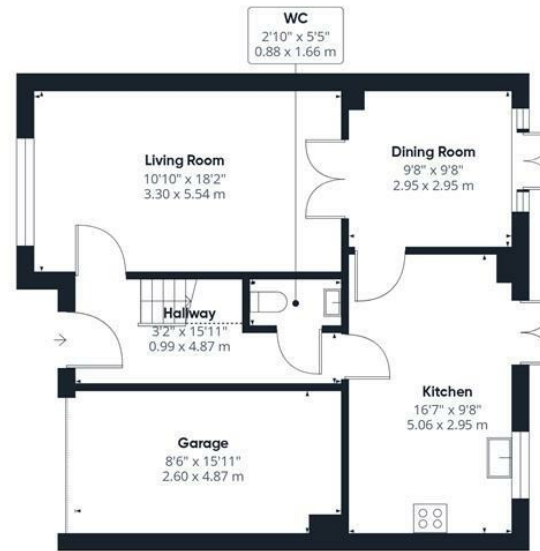
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

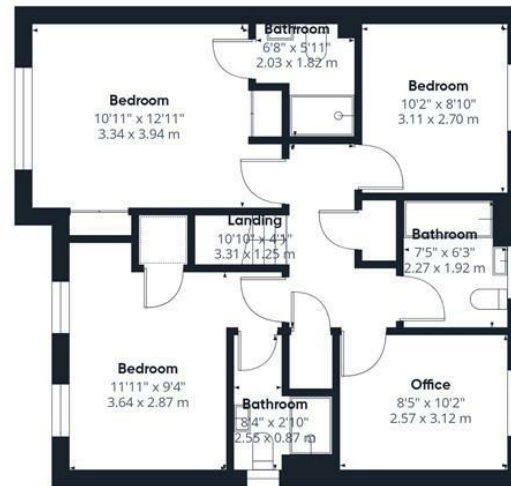
GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1344 ft<sup>2</sup>

124.9 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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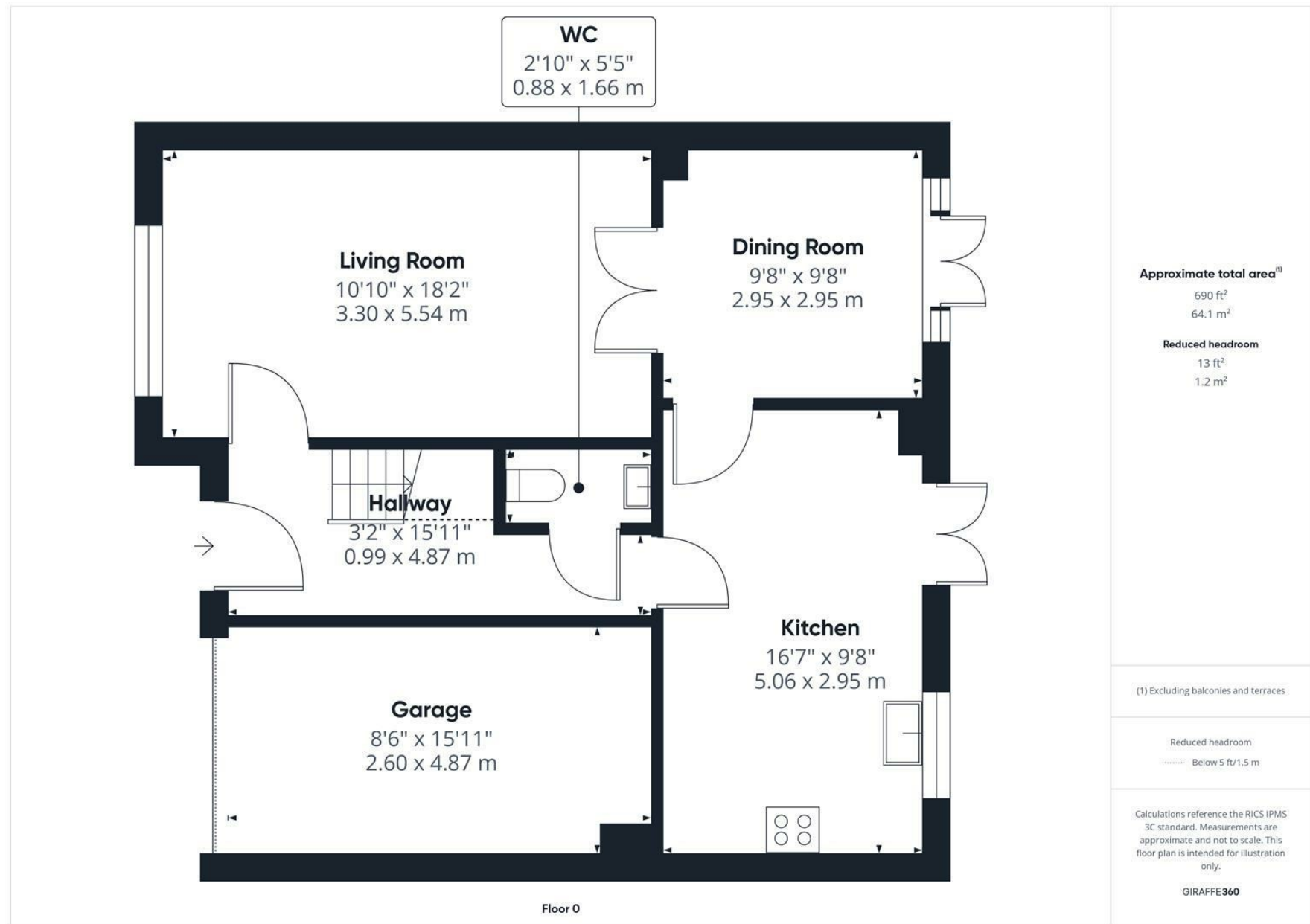
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