Lumley Gardens, Castleford, WF10 5GS

Offers Over £230,000

Park Rôw

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Lead In

This spacious and attractive modern three-storey townhouse offers stylish living accommodation, contemporary décor and quality fixtures throughout, making it an ideal purchase for a wide range of buyers. Beautifully presented and ready to move straight into, the property is offered for sale with no onward chain.

A unique feature of the home is the potential for certain furnishings to be included within the sale, subject to negotiation, providing an excellent opportunity for buyers seeking a hassle-free move.

The accommodation briefly comprises a welcoming entrance hall, spacious lounge and a superb kitchen diner positioned to the rear of the property. The kitchen enjoys direct access to the landscaped tiered rear garden, creating a fantastic space for entertaining, relaxing and family living. The garden has been exceptionally well maintained and benefits from a side access pathway leading to the front of the property.

To the upper floors are three generous double bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A spacious family bathroom serves the remaining bedrooms, providing practical accommodation for modern family life.

Externally, the property offers a private driveway providing off-street parking for two vehicles, alongside the beautifully landscaped rear garden.

Ideally situated for access to both Glasshoughton and Castleford town centres, the property is perfectly placed for a wealth of local amenities, highly regarded schools, train stations and excellent motorway connections, making it particularly appealing to commuters and families alike.

Homes of this calibre within such a sought-after location rarely remain available for long. Early viewing is highly recommended to fully appreciate the space, presentation and lifestyle this fantastic home has to offer.

Entrance Porch

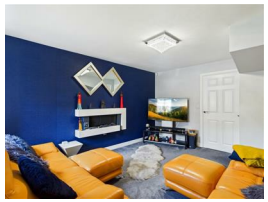
1.11 x 1.11 (3'8" x 3'8")

Access to the living room. Wood effect flooring. Central heated radiator.

Living Room

4.47 x 3.62 (14'8" x 11'11")

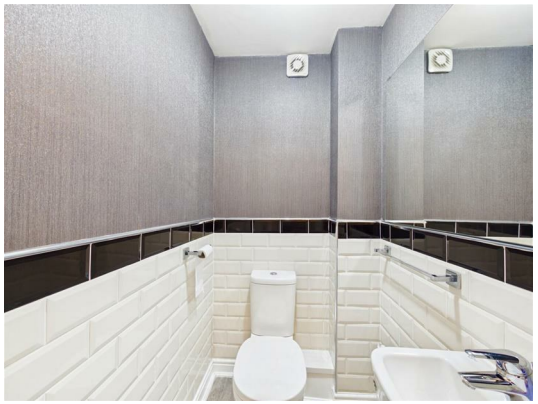
Storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



WC

1.13 x 1.34 (3'8" x 4'5")

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.



Kitchen Diner

2.30 x 3.57 (7'7" x 11'9")

Modern range of high and low level kitchen base units with integrated oven, hob, extractor hood and free standing dishwasher. Option to reconnect plumbing for washing machine. Space for fridge / freezer. One and half bowl sink with drainer and chrome tap. UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

The Property Ombudsman

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Landing
3.18 x 0.90 (10'5" x 2'11")
Access to both bedrooms, house bathroom and the stairs leading to the second floor. Carpeted throughout. Central heated radiator.

Bedroom Two
2.38 x 3.61 (7'10" x 11'10")
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
2.71 x 3.59 (8'11" x 11'9")
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
2.42 x 1.70 (7'11" x 5'7")
White suite comprising of panel bath with chrome taps, shower screen and shower attachment. Sink with chrome mixer tap. WC with low level flush. Extractor fan. Central heated radiator. UPVC double glazed frosted window to the side elevation.

Bedroom One
3.95 x 2.57 (12'12" x 8'5")
Access to the en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
1.52 x 3.40 (4'12" x 11'2")
White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Central heated radiator. UPVC double glazed skylight window to the rear elevation.

External
Occupying an attractive end-townhouse position within a modern residential development, the property enjoys a double-width driveway to the front providing convenient off-road parking for two vehicles.
To the rear, the property benefits from a private and enclosed garden designed with ease of maintenance in mind. A raised timber decked seating area directly adjoins the property, providing the perfect space for outdoor dining, entertaining and relaxing. Beyond, the garden is predominantly laid with decorative gravel and features attractive planted borders and established shrubs, creating a pleasant outdoor environment.

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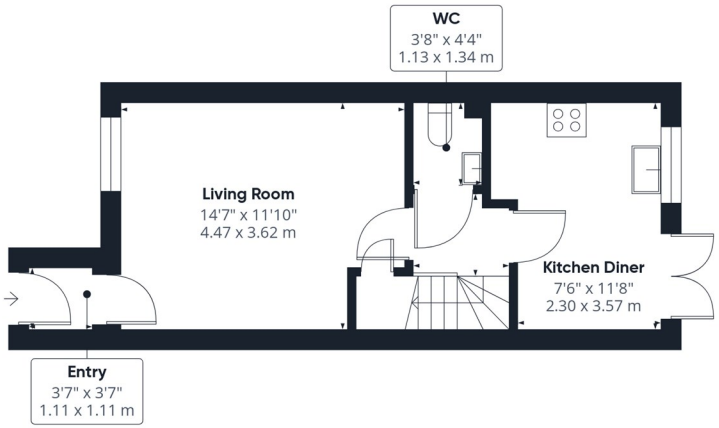
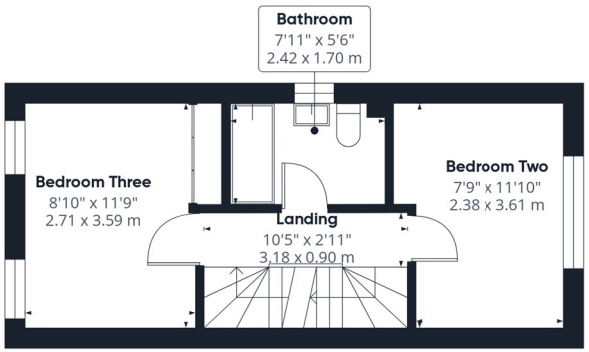
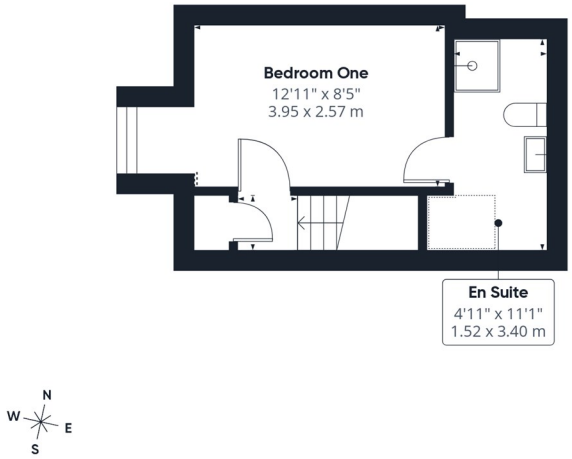


Floor 0



Floor 1



Floor 2

Approximate total area(1)

811 ft²

75.3 m²

Reduced headroom

1 ft²

0.1 m²

(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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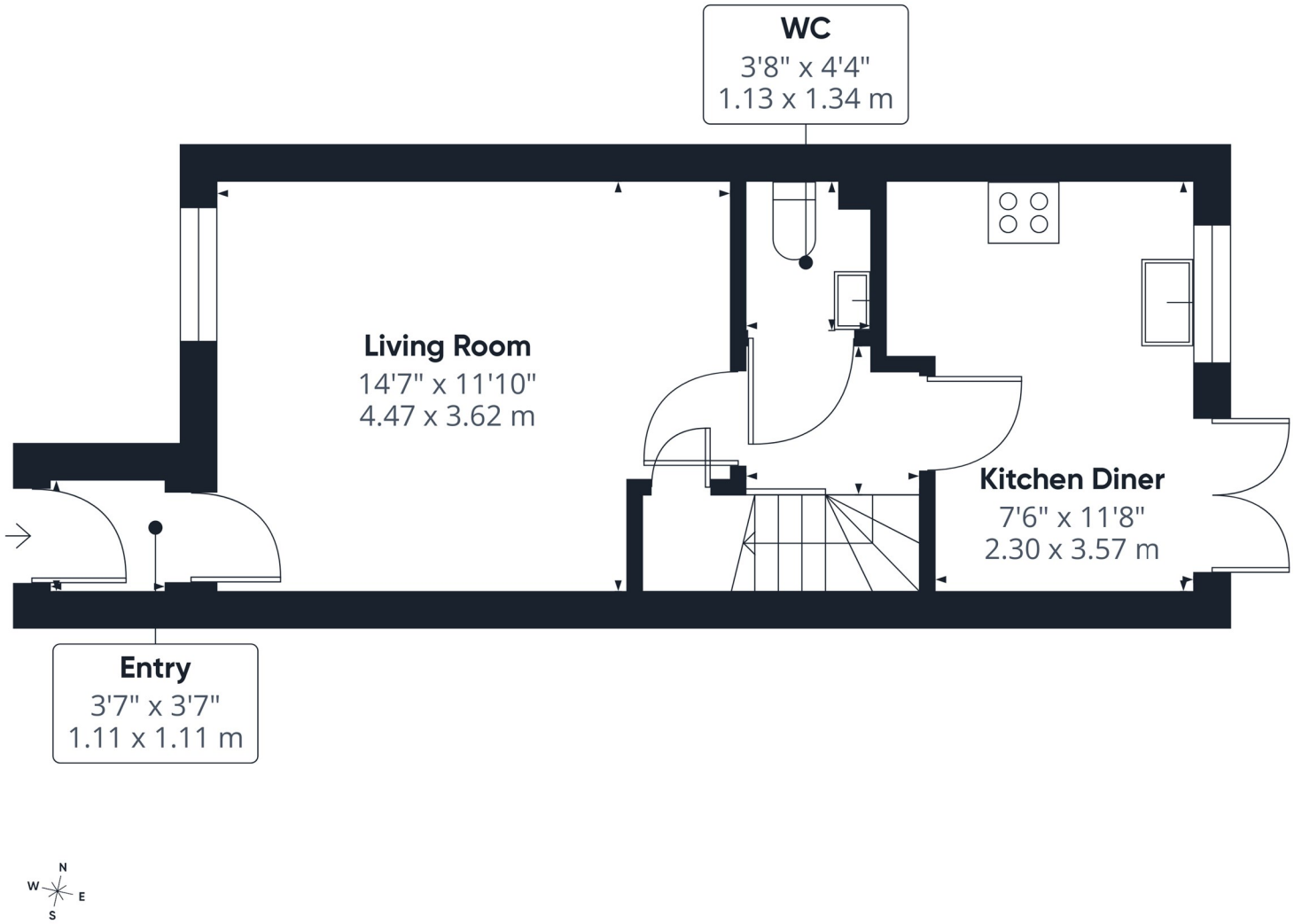

Floor 0

Approximate total area(1)

337 ft²

31.3 m²

(1) Excluding balconies and terraces

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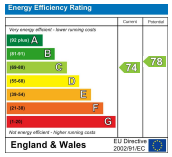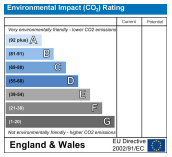
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