Park Row

The proactive estate agent



Aketon Road, Castleford, WF10 5JB

Offers Over £230,000

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Lead In

Situated at the end of a peaceful cul-de-sac, this spacious four-bedroom semi-detached property enjoys a private position overlooking allotments and open land currently used for horse grazing, offering a pleasant outlook rarely found in such a convenient location.

Ideally positioned close to Castleford town centre, excellent local schools, shops and everyday amenities, the property is perfectly suited to a wide range of buyers, including growing families, first-time purchasers and those seeking flexible living accommodation. Castleford also benefits from excellent commuter links via the M62, M1 and A1(M), together with nearby rail and bus services providing easy access to Leeds, Wakefield, York and beyond.

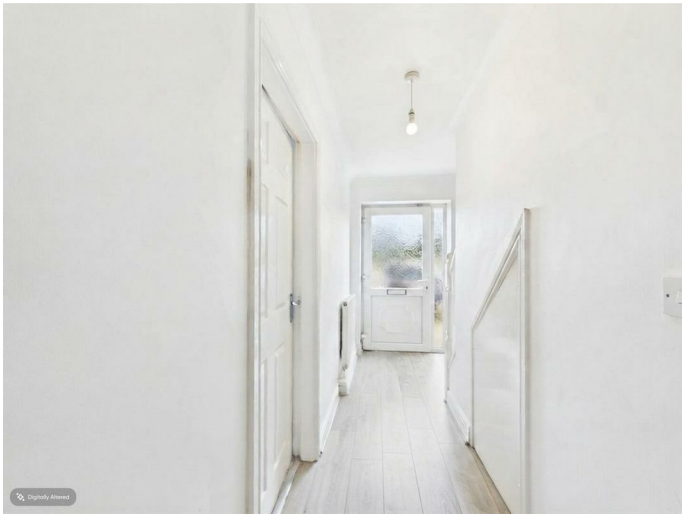
The current owner has thoughtfully reconfigured the ground floor by sectioning part of the lounge to create a fourth bedroom. This versatile room could equally be utilised as a home office, playroom, snug or hobby room, making the property adaptable to changing family needs.

A particular highlight of this home is the additional parcel of land to the side of the property, which is included within the sale. This provides exciting potential to extend the garden, create additional off-street parking or even construct a garage, subject to the necessary planning permissions.

Presented in neutral décor throughout and offered to the market with no onward chain, this fantastic home combines flexible accommodation, future potential and an enviable setting, making early viewing highly recommended.

Entrance Hallway

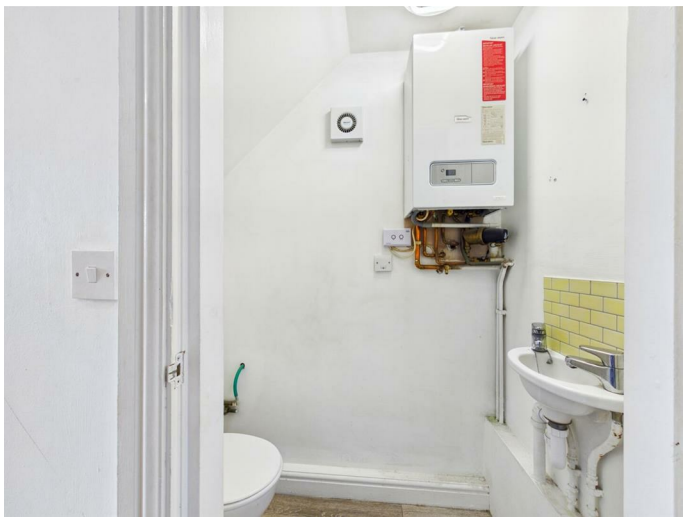
13'8" x 3'5" (4.17 x 1.04)



Entrance hallway leads to the WC, bedroom three, kitchen diner and the living room. Wood effect flooring. Central heated radiator. Under stairs storage. UPVC front door to the front elevation.

WC

5'5" x 2'9" (1.64 x 0.85)



A white two piece suite comprising of a low level WC and wall mounted wash hand basin with with chrome taps. Tiled splashback. Wood effect flooring. Extractor fan. Wall mounted boiler.

Bedroom Three

8'2" x 6'8" (2.50 x 2.03)



Panelled feature wall. UPVC double glazed window to the rear elevation. Wood effect flooring. Central heated radiator.

Living Room
11' x 14'3" (3.36 x 4.34)



UPVC double glazed French doors to the rear elevation, providing direct access to the rear garden. Wood effect flooring. Central heated radiator.

Kitchen Diner
11' x 14'3" (3.36 x 4.34)



A range of modern wall and base units with work worktops. Stainless steel sink and drainer with a chrome mixer tap. Integrated electric oven and a four ring electric hob with extractor hood. Plumbing for a washing machine, dishwasher and additional appliances. Wood effect flooring. Tiled splashbacks. Central heated radiator. UPVC double glazed window to the rear elevation.

Landing
14'11" x 3'8" (4.55 x 1.11)

Access to the first floor leading to the bathroom, bedroom one and bedroom two. Carpeted through out. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
7'1" x 6'7" (2.16 x 2.00)

A white three piece suite comprising a panelled bath with a chrome mixer tap. Wash hand basin. low level WC. Partly tiled splashbacks. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation. Extractor fan.

Bedroom One
10'11" x 11'2" (3.33 x 3.41)



UPVC double glazed window to the rear elevation. Central heated radiator. Wood effect laminate flooring. loft access via a ceiling hatch. En suite bathroom.

En Suite
6'9" x 2'8" (2.06 x 0.82)



A white three piece suite comprising a corner shower enclosure with electric shower. wash hand basin with a chrome tap. low-level WC. Tiled splashbacks. UPVC double glazed window to the rear elevation. Extractor fan.

Bedroom Two
11'1" x 14'3" (3.37 x 4.35)



UPVC double glazed window to the front elevation. Wood effect laminate flooring. Central heated radiator.

landing
2'12" x 5'6" (0.91 x 1.67)
Stairs leading to the attic room.

Attic Room
15'9" x 18'5" (4.80 x 5.62)





Two Velux roof windows to the rear elevation. Carpeted throughout. Central heated radiator.

External







To the front of the property is a generous driveway providing off-road parking for multiple vehicles. The property also benefits from a neatly presented frontage with convenient access to the rear garden.

The enclosed rear garden offers a combination of paved patio and lawn, providing an ideal space for outdoor dining, entertaining or family use. Double French doors from the property open directly onto the patio, creating a seamless connection between the indoor and outdoor living space. The garden is fully enclosed by timber fencing, offering a good degree of privacy.

A particular feature of the property is the additional fenced parcel of land situated beyond the main garden. This versatile space offers excellent potential for a variety of uses, such as a vegetable garden, children's play area, secure pet enclosure or further landscaping, subject to the purchaser's requirements. This additional area enhances the overall outdoor space and provides scope rarely found with similar properties

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.

VIEWING'S
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

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:

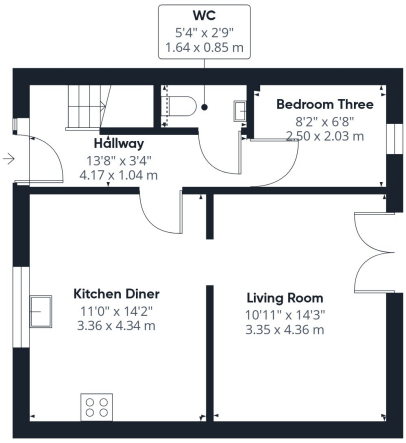
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

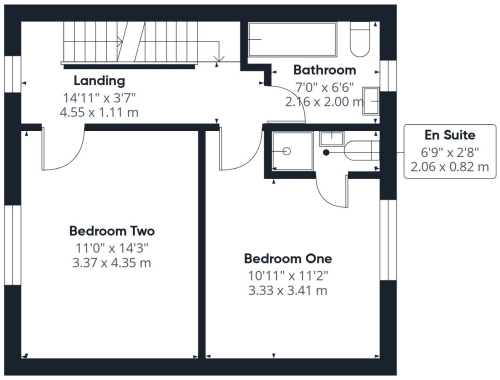
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

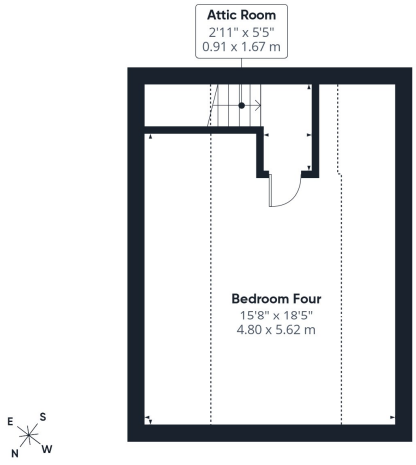
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



Floor 0



Floor 1



Floor 2

Approximate total area(1)

1184 ft²

110.1 m²

Reduced headroom

151 ft²

14 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.

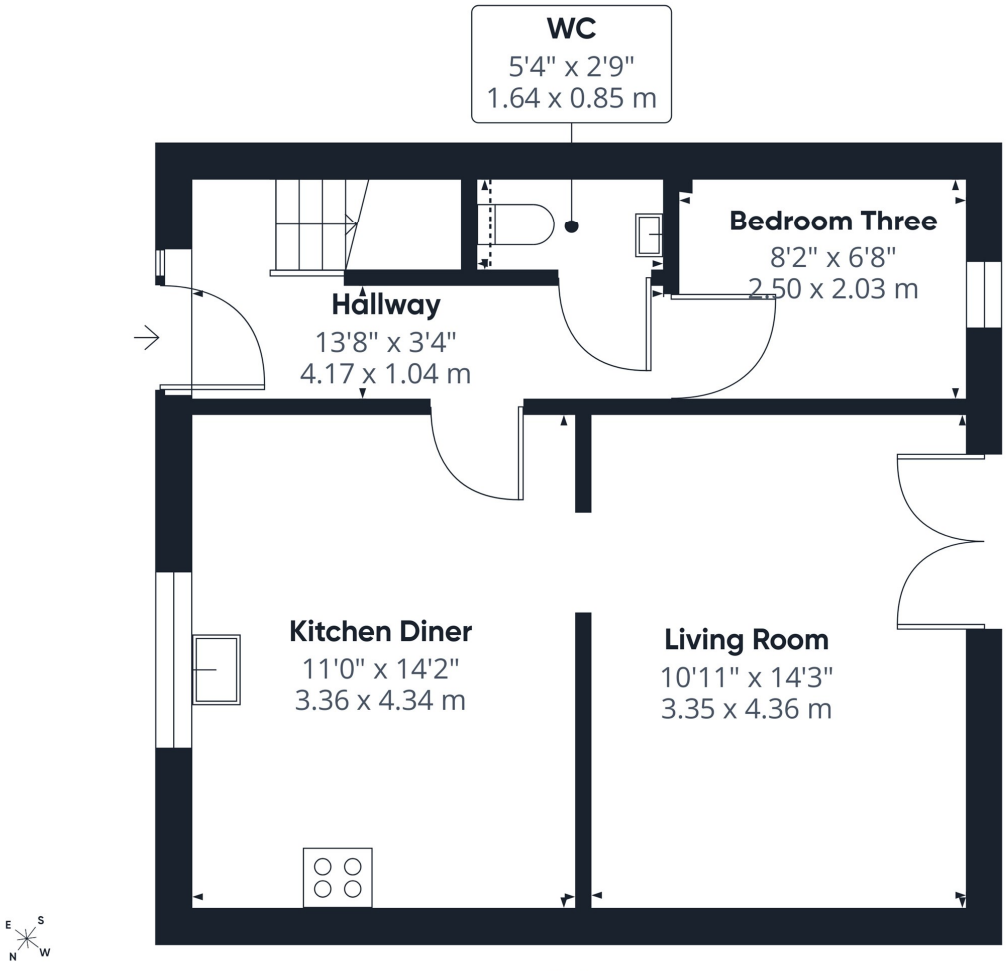
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Floor 0

Approximate total area(1)

457 ft²

42.5 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

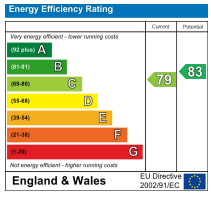
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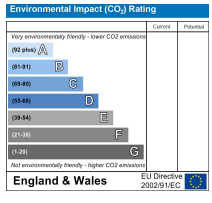
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