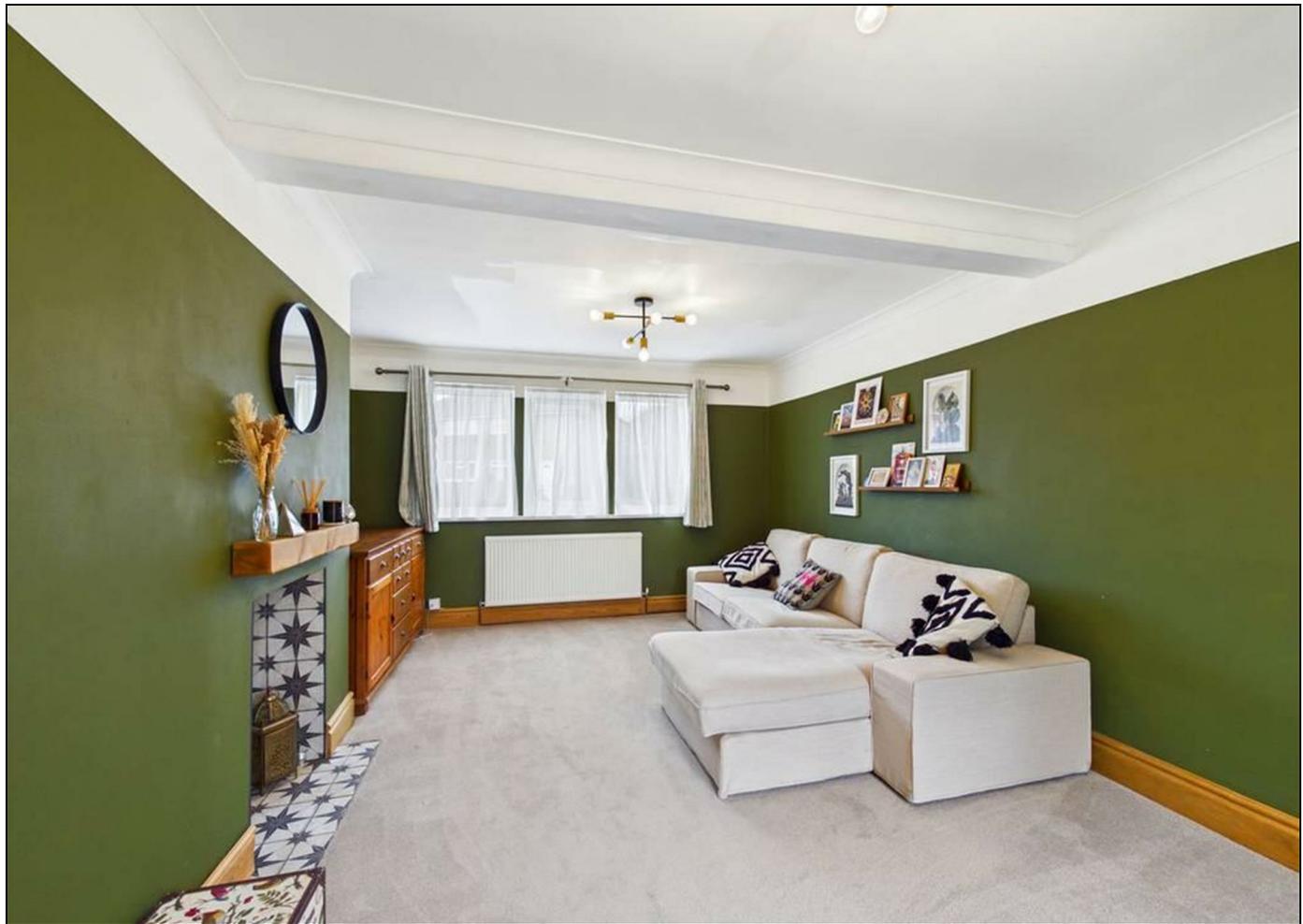


...Your proactive estate agent



**Brigshaw Drive, Allerton Bywater, Castleford, WF10 2HT**  
**Offers Over £200,000**





## Lead In

Situated in the highly sought-after area of Allerton Bywater, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern living and convenience.

The property is ideally located close to a range of scenic nature walks and local reserves, while also benefiting from excellent transport links to both Castleford and Leeds—making it an ideal choice for families and professionals seeking an easy city commute.

Internally, the home is finished to a modern standard throughout, with well-proportioned and spacious rooms that create a light and welcoming atmosphere. The accommodation is perfectly suited to contemporary family living.

Externally, the property boasts both front and rear gardens, along with a private driveway providing off-street parking.

Offered to the market with no onward chain, this fantastic home is expected to generate high levels of interest. Early viewing is highly recommended to avoid disappointment.

## Entrance Hall

**1.79 x 0.82 (5'10" x 2'8")**

Access to the hallway. Wood effect flooring. Central heated radiator.

## Hallway

**1.72 x 2.05 (5'8" x 6'9")**

Access to the kitchen. UPVC door leading to the side of the property. Wood effect flooring. Central heated radiator.

## Kitchen

**3.24 x 2.76 (10'8" x 9'1")**

Range of high and low level kitchen base units. Extractor

hood. Option to reconnect plumbing for washing machine. Stainless steel sink with drainer and chrome mixer tap. Wood effect flooring. UPVC double glazed window to the rear.



## Living Room Diner

**3.33 x 5.92 (10'11" x 19'5")**

Fireplace with inset and tiled hearth. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front. UPVC double glazed patio doors to the rear.



## Landing

**3.54 x 0.92 (11'7" x 3')**

Access to all three bedrooms, bathroom and WC. Carpeted throughout. Central heated radiator.



## Bedroom Two

**3.27 x 2.98 (10'9" x 9'9")**

Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.



## Bedroom One

**4.10 x 2.75 (13'5" x 9')**

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



### Bedroom Three

**1.71 x 3.27 (5'7" x 10'9")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front and side elevation..

mains feed shower. Wash hand basin with chrome taps. Chrome central heated towel rail. UPVC double glazed frosted window to the front elevation.



### WC

**0.83 x 1.45 (2'9" x 4'9")**

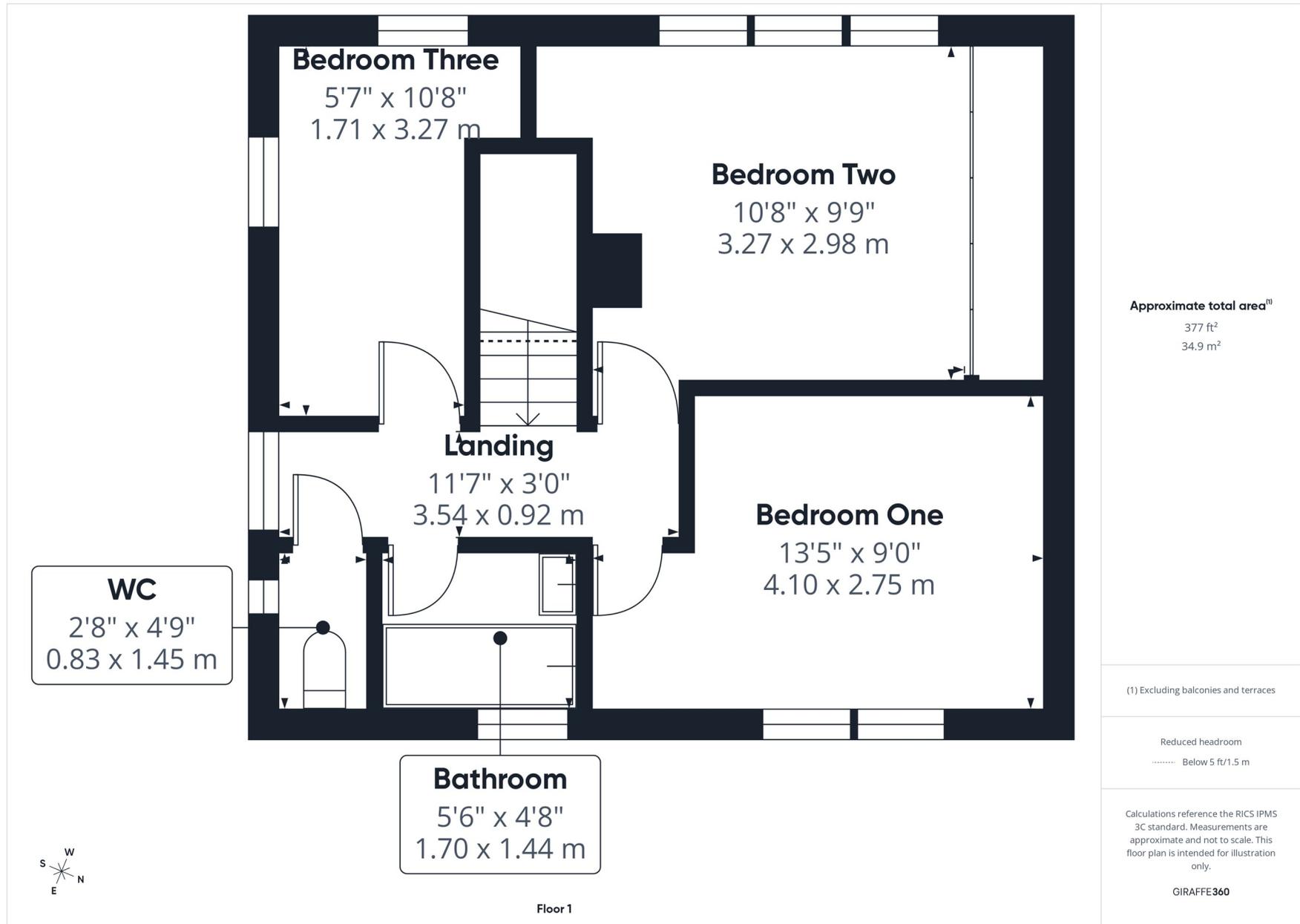
WC with low level flush. UPVC double glazed frosted window to the side elevation.



### Bathroom

**1.70 x 1.44 (5'7" x 4'9")**

White suite comprising of panel bath with chrome taps and



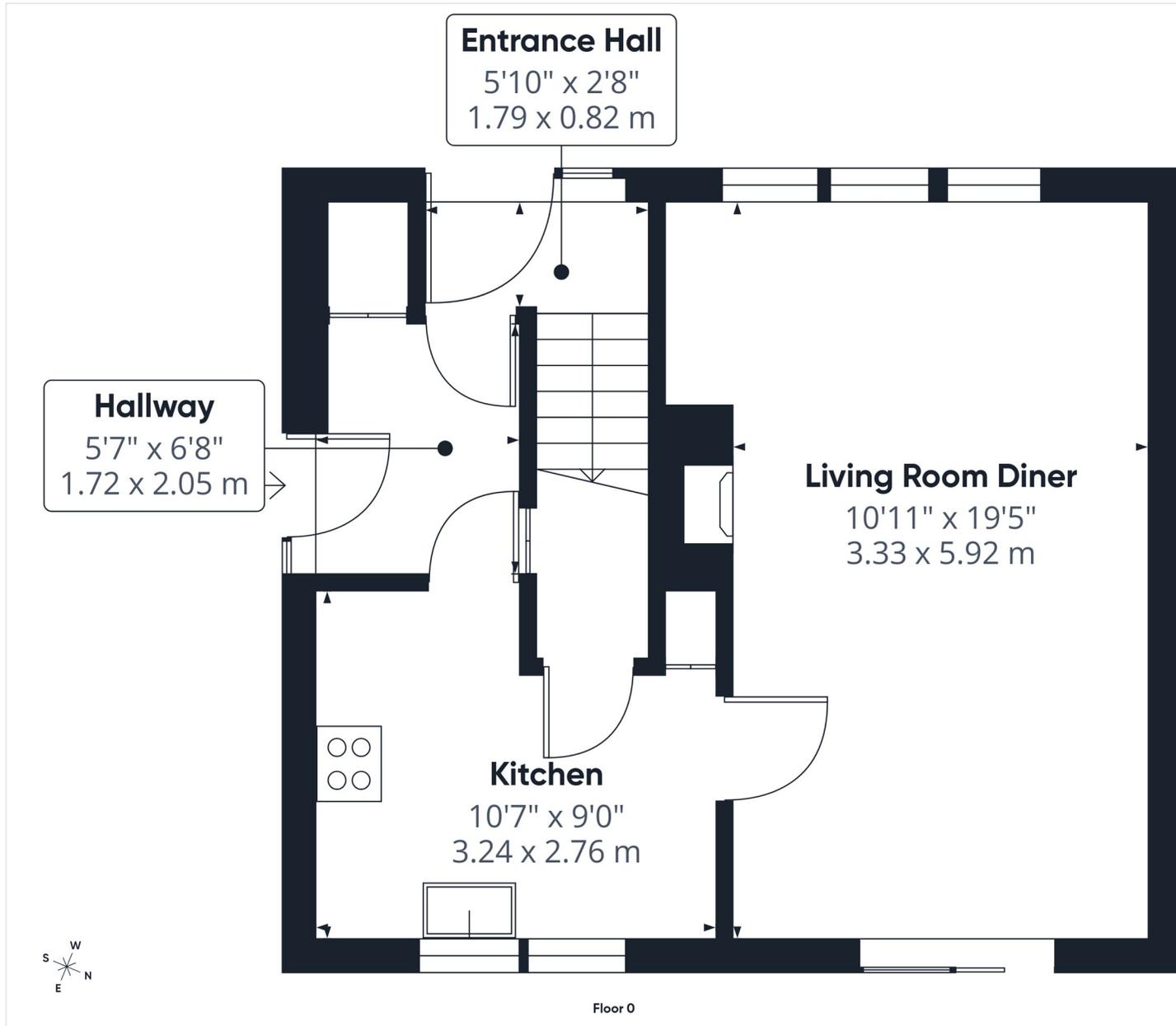
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Approximate total area<sup>(1)</sup>  
408 ft<sup>2</sup>  
37.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
95	95	95	95
<small>Not energy efficient - lower ranking score</small> <small>100 points: A</small> <small>95-94 points: B</small> <small>90-85 points: C</small> <small>80-75 points: D</small> <small>65-55 points: E</small> <small>50-40 points: F</small> <small>35-20 points: G</small> <small>Not energy efficient - higher ranking score</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>100 points: A</small> <small>95-90 points: B</small> <small>85-80 points: C</small> <small>75-70 points: D</small> <small>70-65 points: E</small> <small>60-55 points: F</small> <small>50-45 points: G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales		England & Wales	

