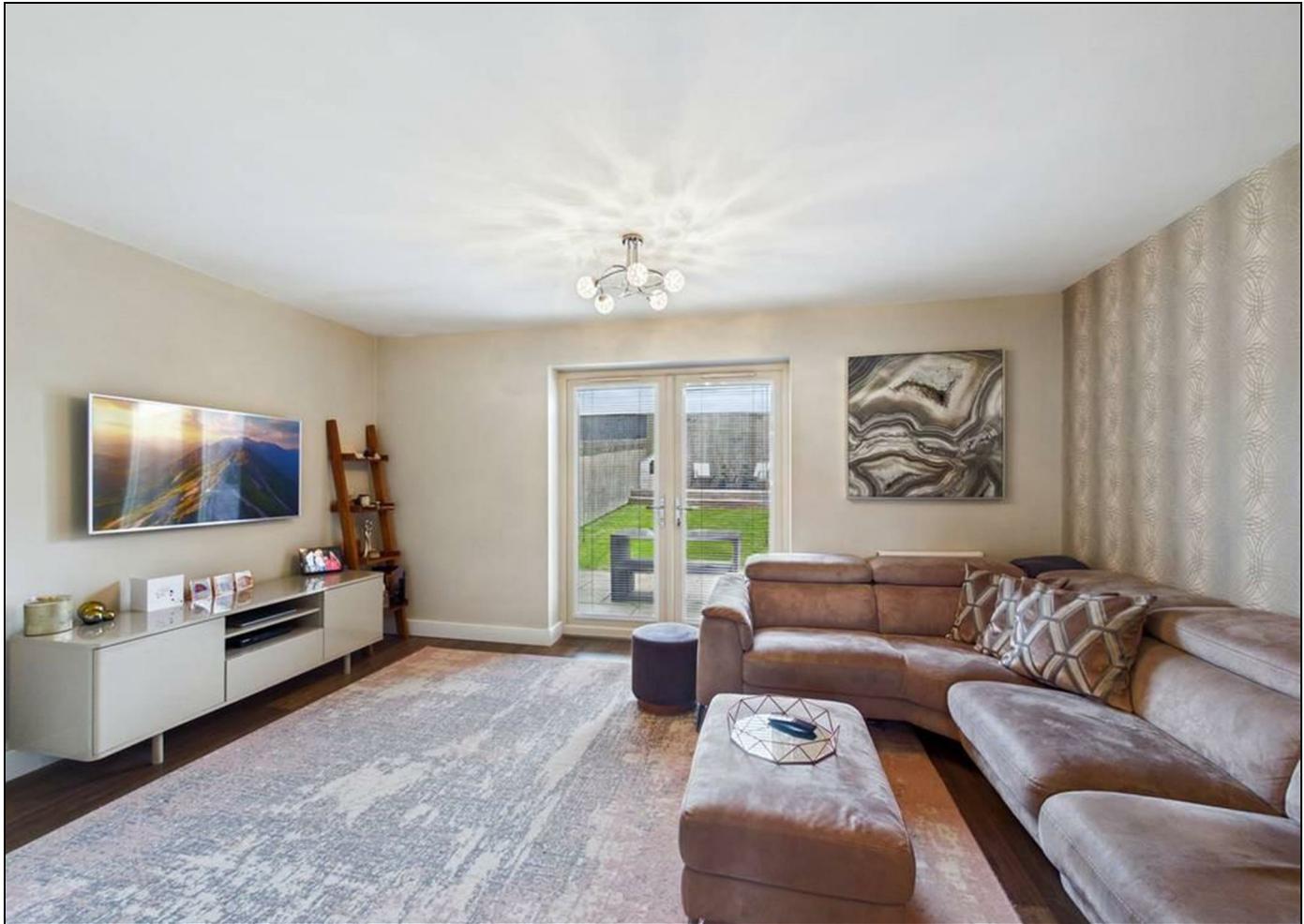


...Your proactive estate agent



Hazelmout Way, Castleford, WF10 5FF
Offers Over £230,000





Lead In

This beautiful three-bedroom semi-detached home, originally built by Strata, is situated in the highly sought-after area of Glasshoughton, Castleford.

Beautifully presented throughout and arranged over three spacious floors, this modern home offers well-proportioned accommodation, neutral décor, and stylish fixtures and fittings, making it ideal for a wide range of buyers, including first-time buyers, families, and commuters alike.

The property enjoys an excellent location, being close to motorway networks, train stations, Castleford town centre, and Junction 32 / Xscape Yorkshire, while also benefitting from nearby countryside walks, local amenities, shops, and well-regarded schools. This makes the home perfectly suited to a variety of lifestyles and needs.

Externally, the property offers an enclosed rear garden and a driveway to the front, adding to its practicality and appeal.

Homes in this location continue to prove extremely popular, and with everything this property has to offer, we expect strong levels of interest. Early viewing is highly recommended.

Slightly more “premium estate agent” version:

A beautifully presented three-bedroom semi-detached home, originally built by Strata, located in the ever-popular area of Glasshoughton, Castleford.

Set over three generous levels, this stylish and modern property offers spacious living accommodation throughout, finished with neutral décor and contemporary fixtures and fittings, allowing any prospective buyer to

move straight in with ease.

The home is perfectly placed for everyday convenience, with excellent access to motorway links, train stations, Castleford town centre, Xscape Yorkshire, and Junction 32 Outlet. It also enjoys close proximity to local amenities, shops, highly regarded schools, and countryside walks, making it an ideal purchase for a variety of buyers.

Externally, the property benefits from an enclosed rear garden and off-street parking via a driveway to the front.

With homes in this area proving consistently popular, we anticipate a high level of demand, and therefore viewing is essential to fully appreciate everything this lovely home has to offer.

Hallway

2.02 x 4.46 (6'8" x 14'8")

Access to kitchen diner, WC and living room. Wood effect flooring. Central heated radiator.

Kitchen Diner

2.74 x 4.49 (8'12" x 14'9")

Modern range of kitchen units with integrated appliances including dishwasher, washing machine, fridge/freezer, oven with hob and extractor hood over. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.



Living Room

4.83 x 3.18 (15'10" x 10'5")

Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear. Sliding doors leading to the kitchen diner.



WC

0.90 x 1.86 (2'11" x 6'1")

WC with low level flush. Vanity unit with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Landing

1.05 x 3.07 (3'5" x 10'1")

Access to the house bathroom and two bedrooms. Carpeted throughout. Central heated radiator.

Bedroom Three

2.69 x 3.75 (8'10" x 12'4")

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



Bedroom Two

2.71 x 3.93 (8'11" x 12'11")

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



Bathroom

2.03 x 2.74 (6'8" x 8'12")

White suite comprising of Wash hand basin with chrome

mixer tap. WC with low level flush. Panel bath with chrome taps and shower attachment. Extractor fan. Central heated radiator. UPVC double glazed frosted window to the rear.



Hallway

2.02 x 1.72 (6'8" x 5'8")

With access to bedrooms three and the en suite. Carpeted throughout. Central heated radiator UPVC double glazed window to the front elevation.

Bedroom One

3.86 x 4.53 (12'8" x 14'10")

Access to the en suite. Double depth fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.



En Suite

1.48 x 2.72 (4'10" x 8'11")

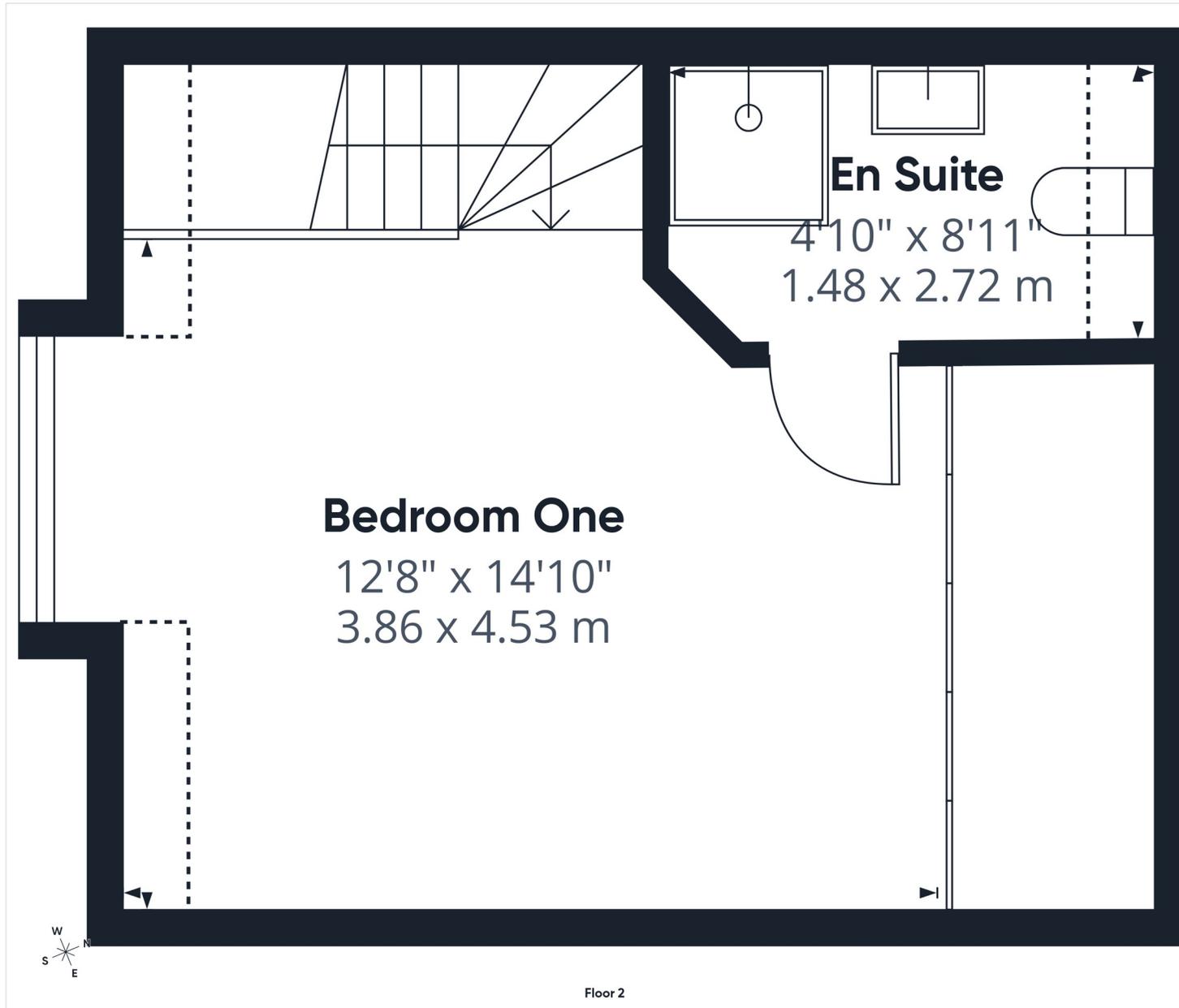
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Extractor fan. Central heated radiator. Skylight window to the rear elevation.



Outside

Double sockets outside. Water tap to the front. Double driveway.





Approximate total area⁽¹⁾

263 ft²

24.4 m²

Reduced headroom

13 ft²

1.2 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.

GIRAFFE360

T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk



