

...Your proactive estate agent



Aketon Road, Castleford, WF10 5JB
Offers Over £240,000





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

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

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.



Bedroom Three

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

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



WC

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

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

Living Room

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

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



Landing

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

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

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

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

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

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

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

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

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

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



landing

0.91 x 1.67 (2'12" x 5'6")

Stairs leading to the attic room.

Attic Room

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

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



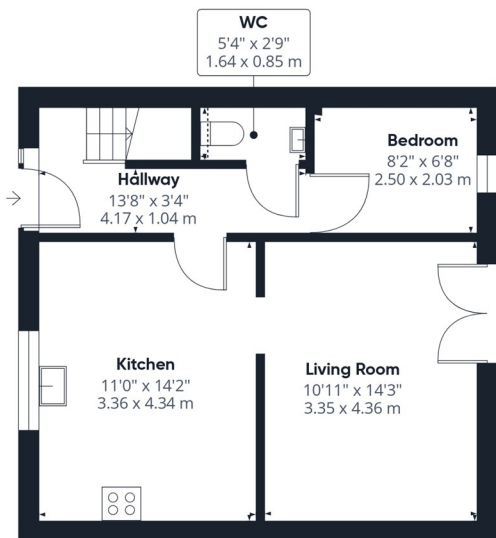
External

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.

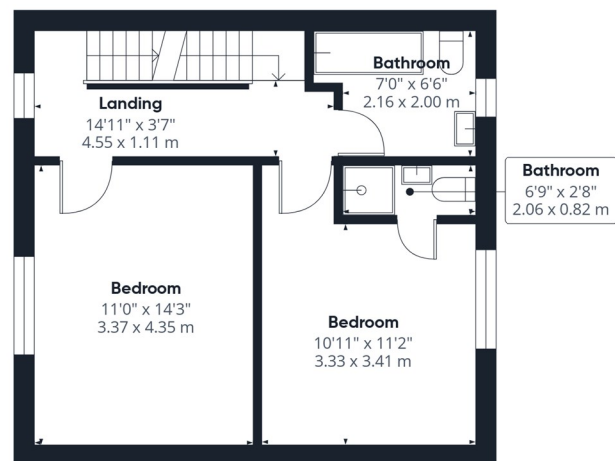
The enclosed rear garden offers a combination of paved patio and lawn, providing an ideal space for outdoor dining, entertaining or family use. Double French doors from the property open directly onto the patio, creating a seamless connection between the indoor and outdoor living space. The garden is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

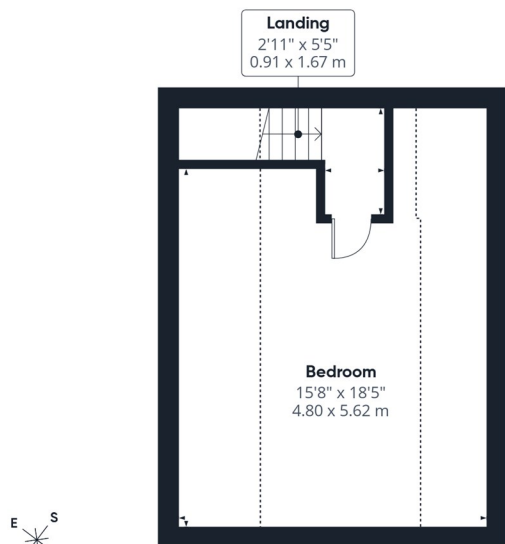




Floor 0



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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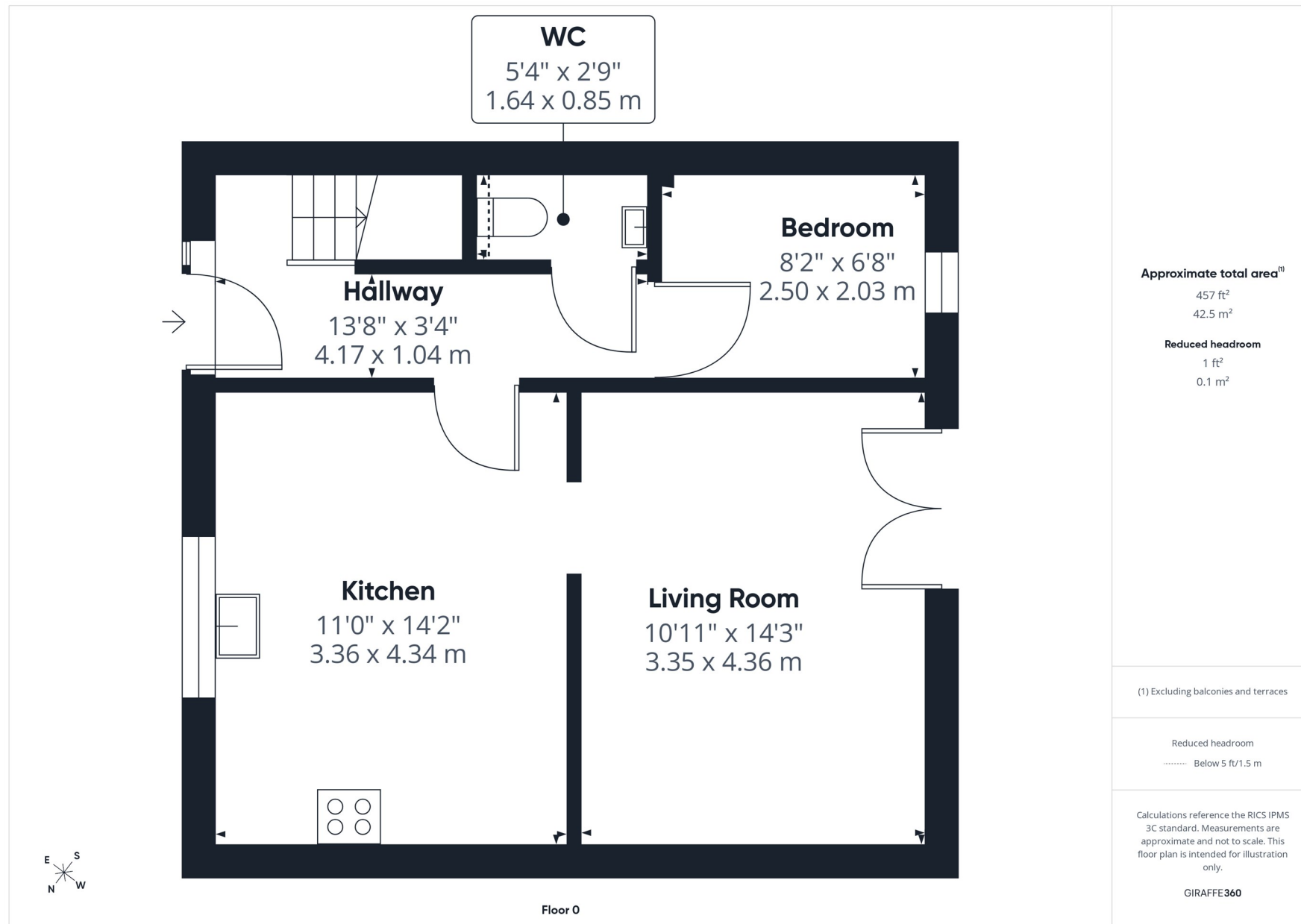
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