



CASTLE DWELLINGS

....because your home is your Castle !

£295,000

RESIDENTIAL SALES



The

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****NO CHAIN**** We are pleased to offer for sale this larger than most home in a sought after prime location of Castleford. The property offers large gardens and an en-suite to the master bedroom. The location has excellent access to commuter links, local schools and amenities.



- Situated In A Quiet Cul-De-Sac
- Four Bedrooms
- Three Bathrooms
- Utility Room
- En-Suite To Master Bedroom
- Off Street Parking
- Enclosed Rear Garden
- EPC To Follow

Call 01977 285111 or 01138 800600 to view this property. For more details visit www.castledwellings.co.uk

22 Bank Street, Castleford WF10 1JD / 39-41 Ropergate, Pontefract WF8 1JY / 85-87 High Street, Kippax, Leeds LS25 7AH Opening hours: Mon - Fri 9am to 5.30pm / Sat 10am to 2pm

Entrance Hall

9'4" x 6'8"

Entering through a paneled door brings you in to the front entrance hall offering tiled flooring, stair case to the first floor, radiator, under stairs cupboard and central heating thermostat.

Bathroom

6'1" x 2'6"

The downstairs WC offers a low level flush WC with wash hand basin a PVCU double glazed window, gas central heating with neutral decor.

Lounge

14'3" x 13'3"

An expansive room which offers upvc double glazed bay window to the front aspect, gas central heating radiator and a feature fireplace hosting and electric fire and hearth



Dining Room

15'10" x 10'2"

An expansive room offering a picture window, radiator and laminate flooring with french door leading you out on the garden.

Kitchen

13'0" x 8'11"

With a tiled floor to compliment the worktops, double sink and drainer and mixer tap, tiled surround, fitted cupboards to high and lower aspect, integral lights, electric cooker point with extractor hood, gas hob, built in oven, radiator, breakfast bar, and a UPVC double glazed window to the rear.



Utility room

6'4" x 6'3"

Hosting the combi boiler this ideal room is perfect for all your laundry needs with plumbing for a washing machine, base units and sink with drainer, the paneled door leads you out into the rear garden.

Landing

Leading you the four bedrooms and family bathroom.

Master bedroom

Hosting fitted wardrobes, radiator and window to the front aspect.

En-suite

6'4" x 6'0"

Situated in the master bedroom offering a walk in shower unit, radiator, low level flush WC, wash hand basin and a pvcu frosted window.



Bedroom Two

13'2" x 6'10"

Another large bedroom with gas central heating radiator and window to the front aspect.



Bedroom Three

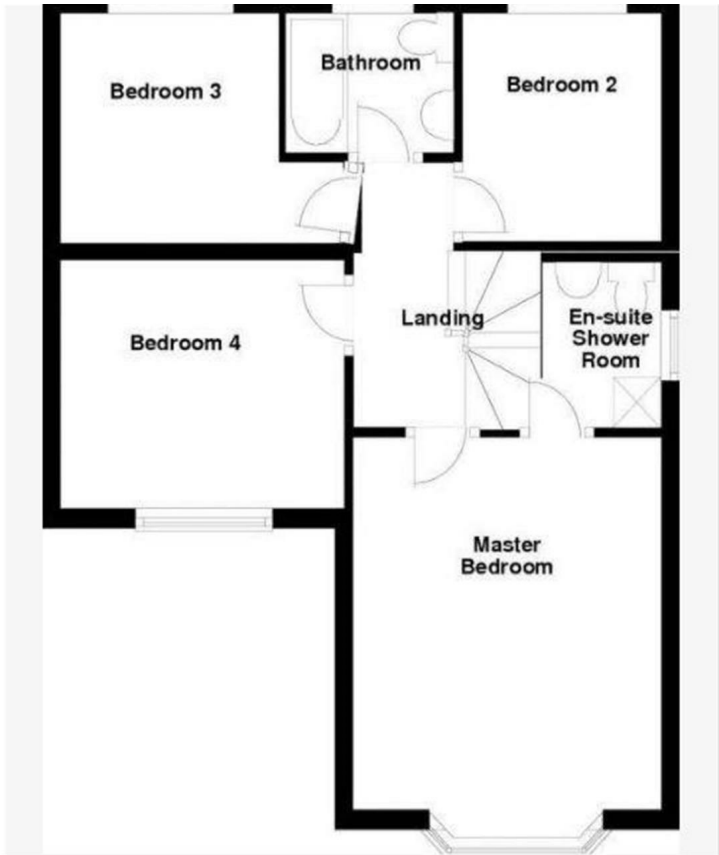
13'3" x 9'3"

This good sized third bedroom gives plenty of space for bedroom furnishings with gas central heating radiator and window to the rear aspect.



Bedroom Four
11'5" x 8'7"

Situated to the rear of the property this rooms offers a gas central heating radiator and upvc double glazed window.



Family Bathroom
6'11" x 6'2"

Comprising of a low level flush WC, wash hand basin, paneled bath with tile surround, gas central heating radiator and upvc frosted window.

Front garden

To the front external of the property offers a lawned area with drive and entrance to the integral garage.


Rear Garden

A large garden with paved access at both the rear and side of the property comprising of a lawned area to the rear.

Floor Plan



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in his firm's employment has the authority to make or give any representation or warranty in respect of the property.



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