

## Netherwood Avenue, Castleford



**£295,000**



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This impressive detached house offers a perfect blend of comfort and style. The spacious gardens surrounding the property provide a wonderful outdoor retreat. Situated in a sought-after neighbourhood, this home benefits from a friendly community atmosphere while still being conveniently located near local amenities, schools, and transport links. Whether you are looking for a family home or a peaceful retreat, this property on Netherwood Avenue is sure to impress. Don't miss the opportunity to make this charming house your new home.



- Fully Fitted Kitchen
- Separate Living and Dining Space
- Downstairs WC
- Spacious Garden
- Four Double Bedrooms
- En-Suite Bathroom
- Good Sized Family Bathroom
- Sought After Location
- EPC Grade to follow
- Council Tax Band D

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Kitchen

13'6" x 10'2" (4.14 x 3.12)

This good sized kitchen comes with a mixture of under counter and wall mounted units with laminate work surfaces, an inset stainless steel sink and drainer with mixer tap, plumbing for a dishwasher, space for a fridge freezer, integral electric oven, four ring gas hob, tiling to walls and splash back, extractor hood, central heating radiator. This kitchen also has a window overlooking the rear of the property and French doors allowing access to the rear garden.

### Dining Room

10'4" x 9'3" (3.15 x 2.82)

UPVC double glazed bay window to the front, ceiling coving, central heating radiator, single glazed integral double doors leading the kitchen.

### Lounge

23'3" x 29'10" (7.09 x 9.11)

A good sized living space with solid wood flooring, two central heating radiators, TV and telephone points and double glazed bay windows to the front and the side of the property.

### WC

6'3" x 3'6" (1.91 x 1.09)

Fitted with Low flush WC and a wash hand basin with mixer tap. This WC is fitted with tiling to the walls, extractor fan and central heating radiator.

### Bedroom One

12'9" x 10'5" (3.91 x 3.20)

A good sized double bedroom with built in sliding wardrobes, a central heating radiator, a window overlooking the front of the property and access into the en suite shower room.

### En-Suite

7'6" x 4'5" (2.29 x 1.35)

Fitted with a shower cubical with electric shower, a low flush WC, wash hand basin with mixer tap. This en-suite also has part tiling to the walls, shaver socket, glazed window to the front of the property and a heated towel rail.

### Bedroom Two

11'6" x 10'0" (3.53 x 3.07)

A good sized room with a window over looking the front of the property and a central heating radiator.

### Bedroom Three

10'0" x 10'0" (3.05 x 3.05)

Another good sized double bedroom with a window over looking the side of the property and a central heating radiator.

### Bedroom Four

11'3" x 10'2" (3.45 x 3.10)

A good sized double bedroom with a window overlooking the communal green and a central heating radiator.

### Family Bathroom

6'9" x 6'7" (2.08 x 2.01)

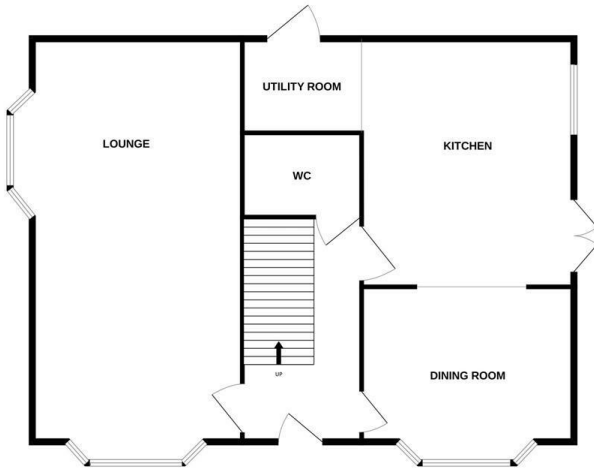
Fitted with a three piece suite consisting of a bath with mixer taps, a low flush WC and a wash hand basin with mixer taps. The bathroom also has a glazed window overlooking the rear of the property and a central heating radiator.



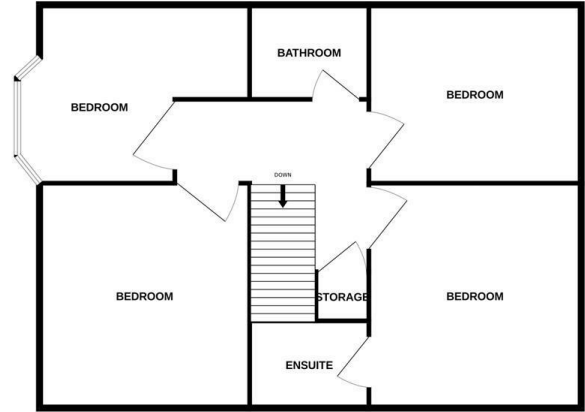


## Floor Plan

GROUND FLOOR




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating


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

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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