

## Haydock Avenue, Castleford



**Asking Price £310,000**



4



3



2



86

On Haydock Avenue in Castleford, this impressive new build property offers a modern living experience in a desirable location. Spanning an expansive 1,679 square feet, this home, constructed in 2021, boasts contemporary design and high-quality finishes throughout.

As a new build, the property benefits from the latest in energy efficiency and modern conveniences, ensuring a comfortable and sustainable lifestyle.



- Substantial modern home with accommodation over three floors
- Welcoming reception area, Cloakroom and storage cupboard, utility room
- Sitting room (occasional bedroom) large living dining kitchen with integrated appliances
- First floor spacious lounge and master bedroom with fitted robes and ensuite shower
- Second floor with further en-suite bedroom with fitted robes
- Two further bedrooms, one with fitted robe
- Family bathroom with modern white suite
- Enclosed rear garden, garage and ample parking
- EPC Grade B
- Council Tax Band E. Freehold

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Opening hours:  
Mon - Fri 9am - 5pm  
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### Front Elevation

This semi detached property has great kerb appeal with a front grassed area with a privacy hedge. Driveway with parking for two cars and a single detached garage.

### Entrance Hall

16'7" x 6'11" (5.08 x 2.12)

Lovely , welcoming reception area with useful cloaks cupboard off, WC and stairs leading to the first floor.

### Sitting Room

14'3" x 9'4" (4.35 x 2.86)

The downstairs sitting room is currently being used as a fifth occasional bedroom and could be a great study. With a window facing out to the front of the property and a single radiator.

### Kitchen Diner

16'9" x 15'5" (5.13 x 4.72)

The spacious kitchen diner is situated on the ground floor providing access out into the dining courtyard. The perfect spaced for entertaining with a modern light grey, high gloss fitted kitchen to three walls. There is ample storage space for all of your cooking and dining needs. With an array of floor and wall mounted units. With a single sink drainer, with a mixer taps, a large electric induction hob and built in oven, with extractor fan. There is an integrated dishwasher and also integrated fridge and freezer, The floor is finished with large sleek grey tiled flooring, making this a culinary dream kitchen. Pendant fitted ceiling lights throw light onto the working areas. The single radiator and window facing the front of the property.

### Utility Room

9'4" x 4'10" (2.85 x 1.48)

Situated off the kitchen is a useful utility room with a further single sink drainer, integrated washing machine. With a single radiator and an extractor vent. The large tiled flooring continues from the kitchen into this room.

### Landing First Floor

#### Lounge

14'6" x 16'9" (4.42 x 5.12)

This is a great sized room with neutral decor providing a blank canvas for decoration. Fitted with a pendant ceiling light. Two front facing windows allow ample natural light and the two radiators provide ample heating for the room.

#### Bedroom One

14'10" x 11'5" (4.54 x 3.49)

Bedroom One is situated on the first floor with a good range of modern robes with sliding doors and two windows facing to the rear of the property, two radiators making the room feel cosy on winter nights. With a pendant ceiling light fitted.

#### En-Suite Shower Room

6'7" x 4'9" (2.03 x 1.47)

Well presented and having a low level flush WC, pedestal wash hand basin and wide shower cubicle with tiled walls and sliding glazed screen doors. Tiled flooring, central heating radiator and extractor fan.

### Second Floor Landing

With useful storage/cylinder cupboard off and loft ladder access to the roof void which has some boarding.

#### Bedroom Two

14'11" x 9'6" (4.55 x 2.91)

Bedroom two is situated on the second floor with two windows facing out to the front of the property. Fitted with sliding fitted wardrobes, leaving plenty of space for a king sized bed.

#### En-Suite Shower Room

9'3" x 4'6" (2.83 x 1.39)

Having a low level flush WC, pedestal wash hand basin and wide shower cubicle with sliding glazed scree doors and tiled walls. Central heating radiator, extractor fan and tiled floor.

#### Bedroom Three

11'1" x 8'9" (3.39 x 2.68)

Located on the second floor and having a rear facing window, fitted wardrobe with sliding doors and a central heating radiator.

#### Bedroom Four

7'9" x 7'9" (2.38 x 2.38)

Again located on the second floor and with window to the rear and central heating radiator.

### Family Bathroom

9'5" x 5'6" (2.88 x 1.69)

Having a modern white suite of panelled bath, wash hand basin and low level flush WC. Tiled surround and floor, central heating radiator and extractor fan.

### Detached Garage

### External

To the front is a garden area, mainly of lawn, with paved footway to the front door. The side of the property has a long driveway giving parking for several cars and leads to the detached garage. The rear garden is fully enclosed and had patio areas and lawn and is an ideal spot for thos summer evenings and entertaining.



Floor Plan



TOTAL FLOOR AREA: 1531 sq.ft. (142.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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