

## Wheldon Road, Castleford



**Offers In The Region Of £290,000** 4  3  1  87

This detached house on Wheldon Road is a fantastic opportunity for those looking to settle in a spacious and well-equipped family home in Castleford. With its four bedrooms, ample bathrooms, and inviting reception area, it is sure to meet the needs of modern living. This property not only offers a comfortable home but also a lifestyle enriched by the local surroundings. Do not miss the chance to make this delightful property your own.



- Spacious family home, on a corner plot
- Open views to the side
- Reception hall, Good size lounge
- Well fitted dining kitchen, Utility and cloakroom
- Master bedroom with en-suite shower
- Three further good size bedrooms and family bathroom
- Enclosed and private gardens, garage and driveway
- Council Tax Band D
- EPC Grade B87
- Freehold

Call **01777 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

#### Entrance Hall

6'3" x 6'3" (1.921 x 1.91)

Entrance hall to the property with stairs to the first floor and a central heating thermostat.

#### Downstairs toilet

2'11" x 5'6" (0.912 x 1.690)

Downstairs cloakroom off the hallway containing a low flush toilet and hand wash basin. 1 radiator.

#### Lounge

10'6" x 18'9" (3.224 x 5.719)

A large bright and fresh lounge with 3 windows, 2 to the side and 1 to the front. Also french doors leading into the garden. A radiator and tv point.

#### Kitchen/Dining

A beautifully fitted kitchen with a double sink drainer, mixer tap and streamlined work surfaces. A sleek finish with a breakfast bar area with seating for 2 or more persons. The bay window provides a side aspect to the property and all appliances are built in with a door leading to the utility room with under stair storage.

#### Utility Room

A very useful utility room with plumbing for a washing machine, drawers and cupboards for storage and laminate flooring.

#### Landing

6 doors leading to the 4 bedrooms and 1 airing cupboard, 1 main bathroom. Access to the loft, built in cupboard and a radiator.

#### Main Bedroom

10'6" x 12'3" (3.216 x 3.747)

Dual aspect providing a great sense of light and space with windows to the front and side. Built in wardrobes and a radiator.

#### En-Suite shower room

3'6" x 6'5" (1.07 x 1.971)

Containing a double shower and low flush toilet. Wash hand basin and separate shower. This also has a window to the side of the property.

#### Bedroom 2

10'3" x 8'4" (3.143 x 2.541)

Bedroom 2 is another dual aspect room within this property with windows to the side and rear. 1 radiator.

#### Bedroom 3

7'9" x 8'3" (2.373 x 2.52)

With a window to the side and plenty of room for a single or double bed. 1 radiator.

#### Bedroom 4

7'9" x 8'3" (2.37 x 2.53)

Bedroom 4 has a window to the front with plenty of space to be used as a fourth bedroom or office.

#### Family Bathroom

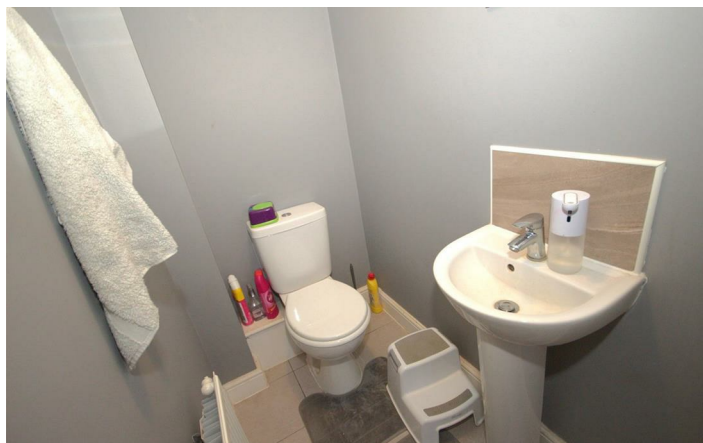
5'8" x 5'8" (1.75 x 1.73)

Delivering on clean and relaxing, this has a low flush toilet, wash hand basin, a panelled bath with shower over. Tiled surround and integral lights. With a heated towel rail for extra cosyness.

#### Front Garden

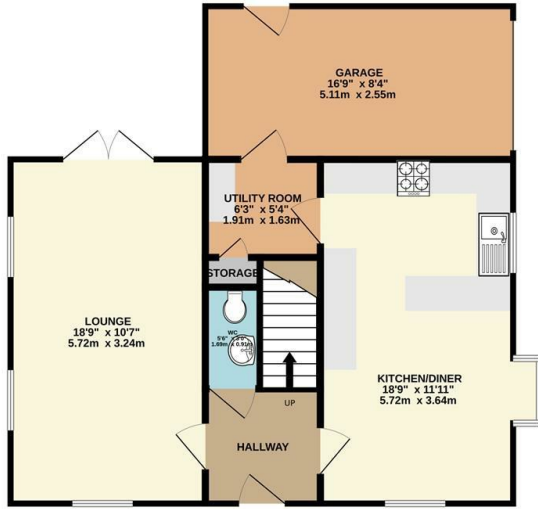
A lovely wrap around garden for this end property is accessed from the french doors. This property is eye-catching both from the outside and inside too.



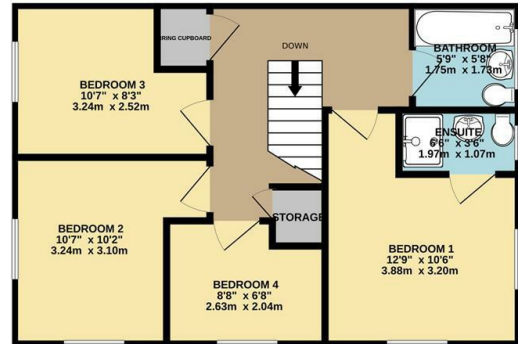


## Floor Plan

GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.

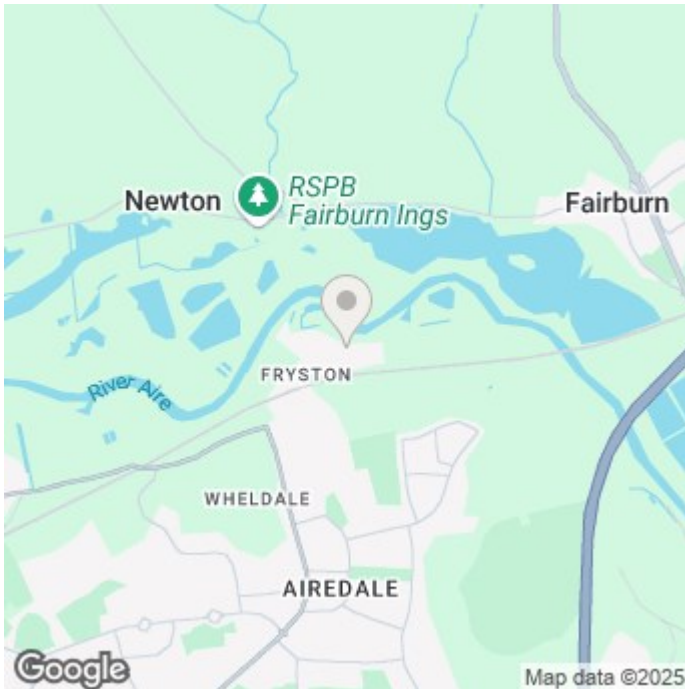


1ST FLOOR  
504 sq.ft. (46.9 sq.m.) approx.




TOTAL FLOOR AREA: 1163 sq.ft. (108.1 sq.m.) approx.

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>	<b>87</b>	<b>88</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 	

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