



CASTLE DWELLINGS

....because your home is your Castle!

Hepworth Street, Castleford



Asking Price £350,000



4



3



2



71

Stunning larger than average 4 bedroom family home with separate 1 bedroom annex/bungalow on site. This unique property has been extended to feature a huge living/dining/kitchen area with patio doors that lead out to the garden. The property comprises of lounge, kitchen/dining/living area, large study/games room. The upstairs features master bedroom with a spacious en-suite and 3 further large double bedrooms with one having en-suite, the family bathroom features a large corner bath and vanity unit. The property also features an newly converted self contained bungalow with a living/kitchen area, modern shower room and bedroom making it ideal for teenage children or elderly relatives. The outside is just as impressive with extensive gardens, patio areas and storage, off road parking. Viewing is highly recommended to appreciate the space this property has to offer. Located within walking distance to Castleford town centre, book viewings early to avoid disappointment.



- Detached
- Four Large double bedrooms
- Large living/kitchen/dining area
- Separate One bedroom annex/bungalow
- Master bedroom with large en-suite
- Bedroom 2 with en-suite
- Large family bathroom with corner bath
- Large garden with patio area and storage/outbuildings
- Off road parking

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

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



Lounge

Living Room

Kitchen

Dining Room

Master Bedroom

En-suite

Bedroom 2

En-suite

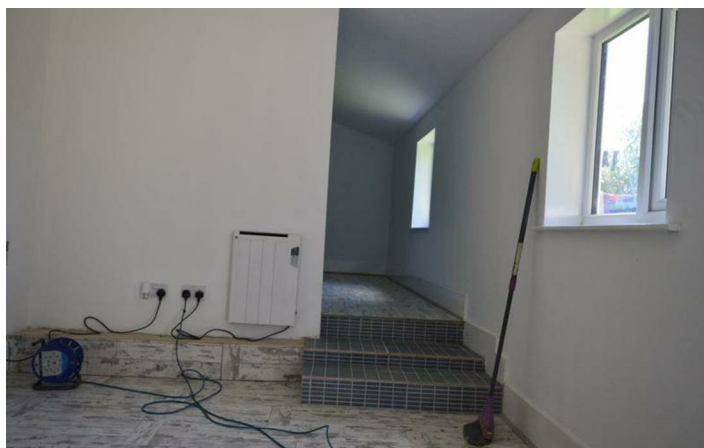
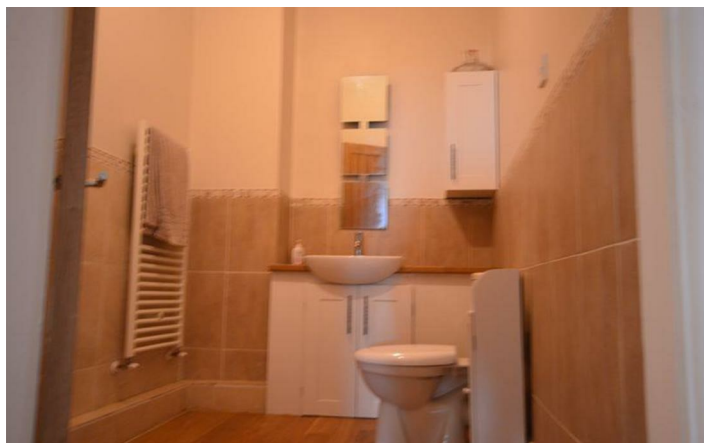
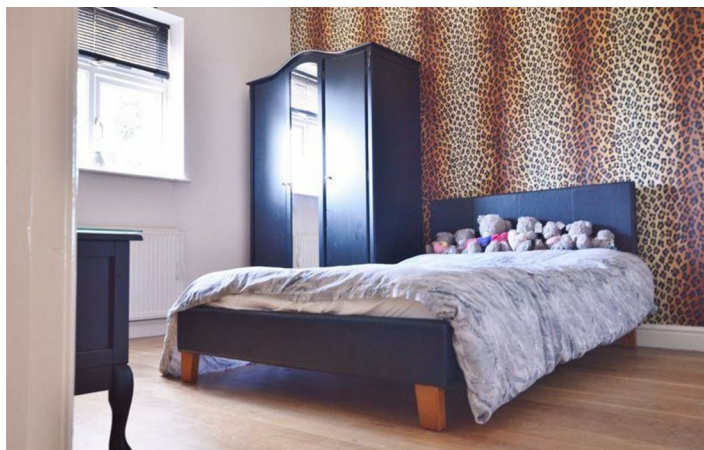
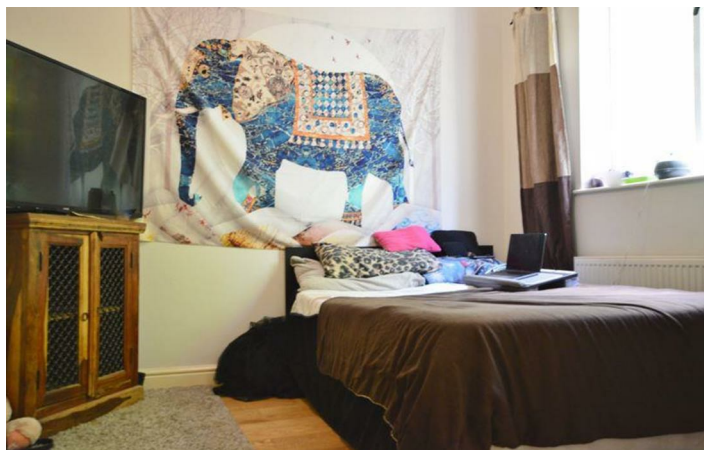
Bedroom 3

Family bathroom

External Rear

External Front

Annex/Bugalow

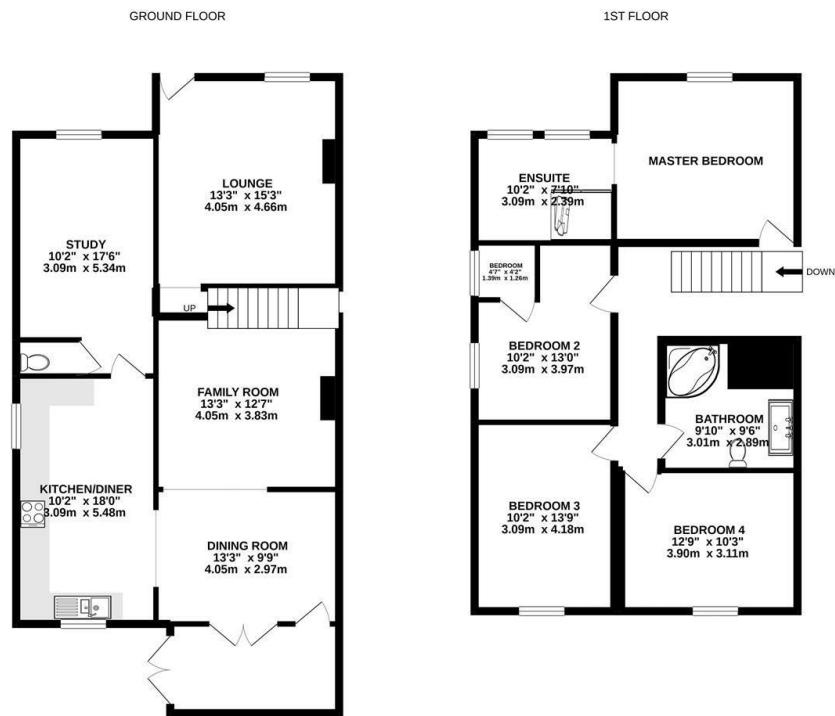


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Floor Plan



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 misstatement. This plan is for guidance 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 operation or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	85
(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	

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.

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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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