



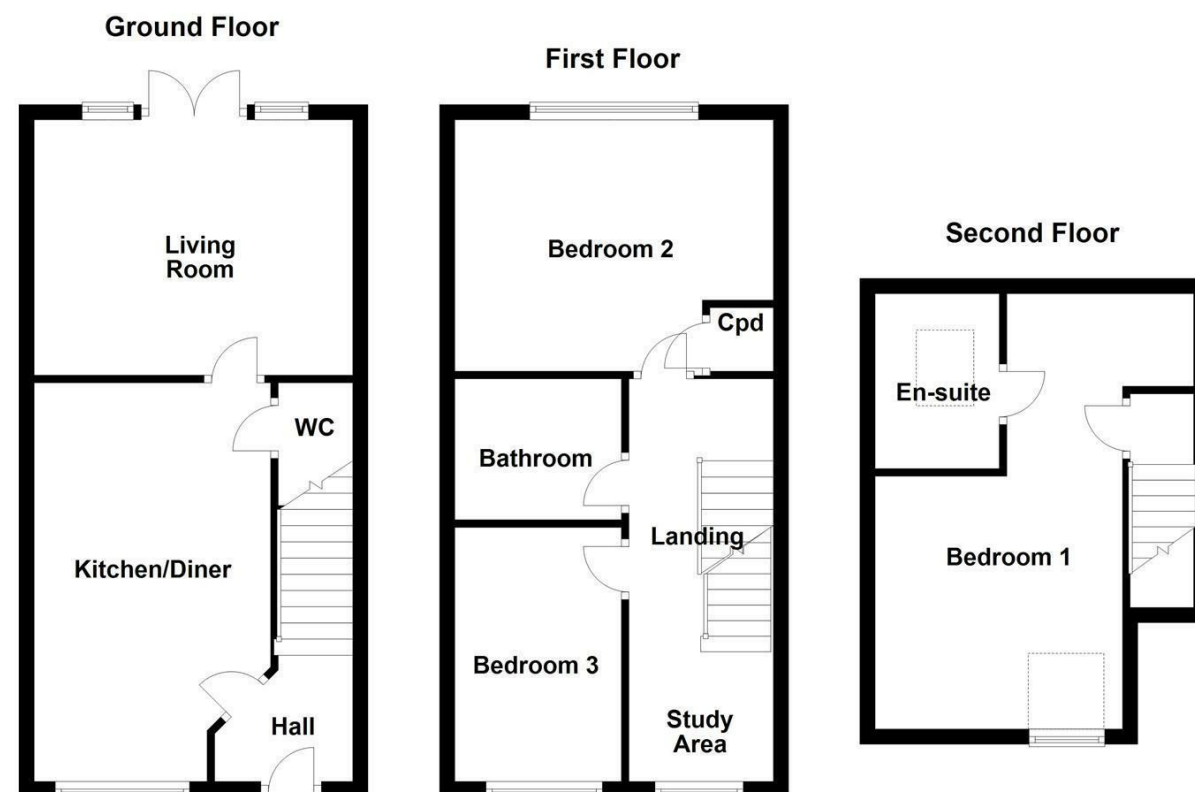
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10 Amberwood Avenue, Castleford, WF10 5WA

For Sale Freehold £240,000

This well presented three storey, three bedroom semi detached home is situated in a popular area of Castleford, offering modern living space, integrated appliances and excellent access to local shops, schools and motorway links including Junction 32.

The property briefly comprises of the entrance hall, kitchen/diner, downstairs w.c. and living room. The first floor leads to two bedrooms and the house bathroom. A further set of stairs leads to the principal bedroom located on the second floor landing with en suite shower room. Outside to the front is a double driveway. Whilst to the rear is a lawned garden with flagged patio, enclosed by timber fencing.

Ideal for young or growing families, an early viewing is recommended to fully appreciate the accommodation on offer.

IMPORTANT NOTE TO PURCHASERS

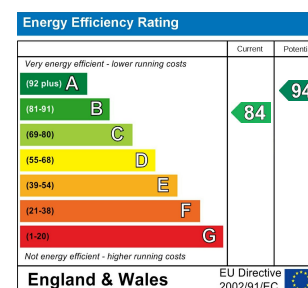
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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*your home may be repossessed if you do not keep up repayments on your mortgage



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CONVEYANCING

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ACCOMMODATION

ENTRANCE HALL

A composite entrance door leads into the hallway with staircase to the first floor and central heating radiator, opening through to the kitchen diner.

KITCHEN/DINER

17'3" x 10'5" [5.28m x 3.18m]

Range of wall and base units with laminate work surfaces, stainless steel sink with mixer tap and drainer, integrated oven and combi oven, four ring gas hob with extractor hood over, plumbing for an American style fridge freezer, double glazed UPVC window to the front elevation and tiled splashbacks. Laminate flooring, open access to the living room and downstairs WC.

W.C.

5'6" x 2'11" [1.68m x 0.91m]

Currently used as a utility room but can be easily turned back into a downstairs w.c.

LIVING ROOM

13'10" x 11'3" [4.22m x 3.43m]

Carpeted flooring, central heating radiator and UPVC patio doors leading out to the rear garden.



FIRST FLOOR LANDING

Carpeted flooring, central heating radiator and double glazed UPVC window to the side elevation, providing access to two bedrooms and the house bathroom.

BEDROOM TWO

13'10" x 11'5" [4.22m x 3.48m]

Carpeted flooring, central heating radiator and double glazed UPVC window to the rear elevation.



BEDROOM THREE

10'9" x 7'1" [3.3m x 2.16m]

Carpeted flooring, central heating radiator and double glazed UPVC window to the front elevation.



BATHROOM/W.C.

7'1" x 6'3" [2.16m x 1.91m]

Fitted with a panelled bath with shower attachment, low flush WC and wash basin with mixer tap. Part tiled walls, linoleum flooring, chrome heated towel radiator and extractor fan.



SECOND FLOOR LANDING

Provides access to the principal bedroom.

BEDROOM ONE

20'11" x 10'5" [6.4m x 3.2m]

Carpeted flooring, central heating radiator, double glazed UPVC window to the front elevation and fitted wardrobes. Door through to the en suite.



EN SUITE SHOWER ROOM/W.C.

8'9" x 4'5" [2.69m x 1.37m]

Low flush WC, wall mounted wash basin, shower cubicle with mixer shower and attachment, part tiled walls and Velux style window to the rear elevation.



OUTSIDE

Externally, the property benefits from a double tarmac driveway to the front providing off road parking, with side access to the rear garden. The rear garden is mainly laid to lawn with a flagged patio area and is fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.