



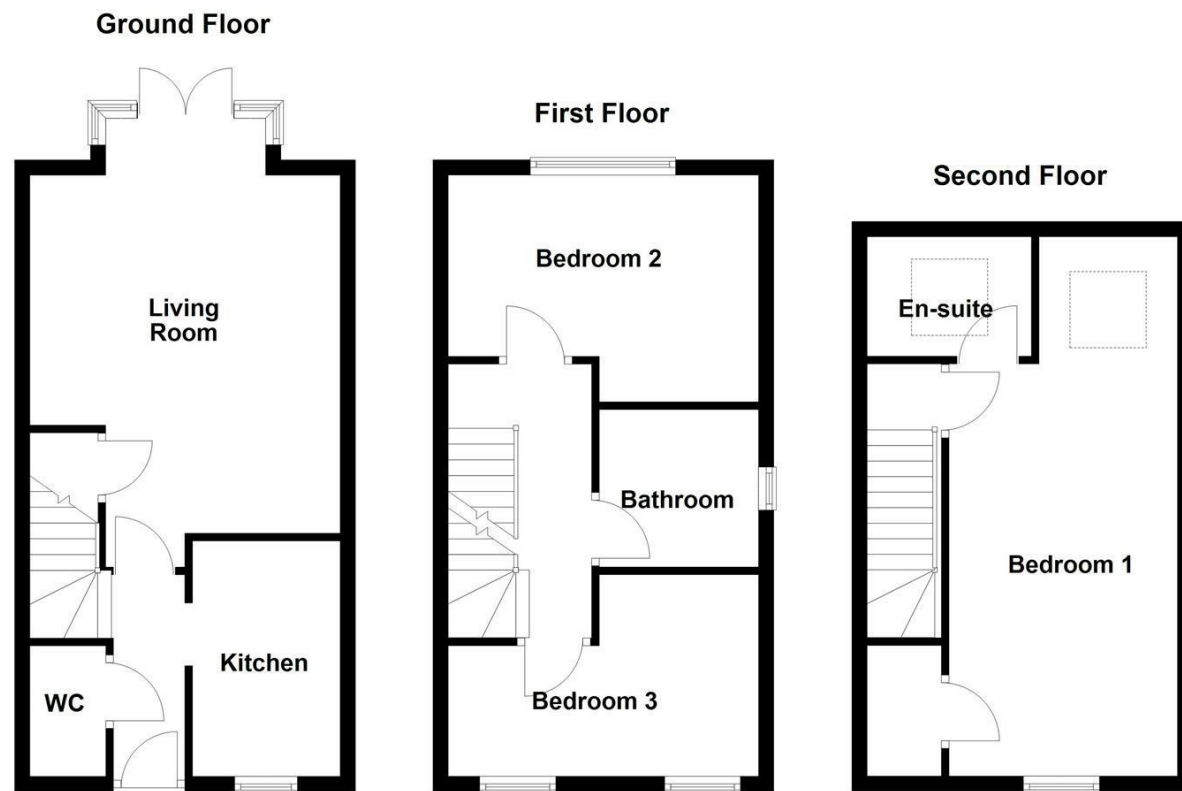
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## 6 Jasmine Gardens, Castleford, WF10 5UE

For Sale Freehold £250,000

A deceptively spacious three bedroomed semi detached house set over three floors with a large principal bedroom suite on the top floor with en suite shower room.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming entrance hall that has a guest toilet of to the side. The living/dining room spans the rear of the house with a square bay window and French doors out to the back garden. The kitchen is fitted with a good range of modern unit with integrated appliances and looks out to the front. On the first floor there are two double bedrooms, served by the family bathroom Whilst the top floor is devoted to the principal bedroom suite which has a large bedroom and en suite shower room. Outside, the property has a modest garden to the front with a larger back garden, designed for low maintenance with the family in mind, with steps down to a lovely sitting area beyond which is a short driveway and garage.

The property is situated in this popular residential neighbourhood within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the centre of Castleford which has its own railway station and ready access to the national motorway network.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

### 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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Please ring us to arrange a mortgage advice appointment.

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

### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### PROPERTY ALERTS

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### CONVEYANCING

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#### ACCOMMODATION

##### ENTRANCE HALL

UPVC front entrance door, tiled floor, central heating radiator and stairs to the first floor.

##### GUEST W.C.

5'6" x 3'3" [1.7m x 1.0m]

Fitted to a lovely standard with two piece cloakroom suite comprising low suite w.c. and vanity wash basin with cupboards under. Central heating radiator, part tiled walls and extractor fan.

##### LIVING ROOM

13'5" x 10'9" [4.1m x 3.3m]

Square bay window with French doors to the back garden, wood effect laminate flooring, central heating radiator concealed in a cabinet and provision for a wall mounted television. Adjoining dining area.

##### DINING AREA

10'2" x 4'7" [3.1m x 1.4m]

Further central heating radiator concealed in a cabinet and useful downstairs store.

##### KITCHEN

10'2" x 6'2" [3.1m x 1.9m]

Fitted with a good range of modern wall and base units with laminate work surface and mosaic style tiled back. Inset composite sink unit, four ring gas hob with filter hood over, built in oven, space and plumbing for a washing machine and space for a tall fridge/freezer. Matching cupboard housing the gas fired central heating boiler, window to the front and central heating radiator.

##### FIRST FLOOR LANDING

Central heating radiator and further staircase to the second floor.

##### BEDROOM TWO

13'5" x 7'10" [max] [4.1m x 2.4m [max]]

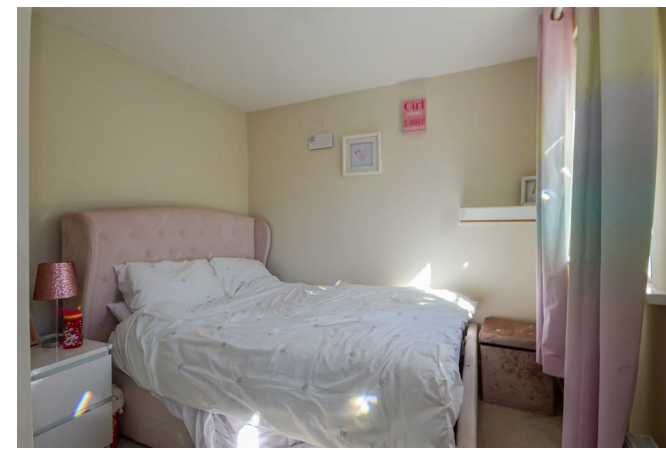
Window overlooking the back garden and full width range of fitted wardrobes.



##### BEDROOM THREE

13'5" x 8'10" [max] [4.1m x 2.7m [max]]

Two windows to the front and central heating radiator.



##### FAMILY BATHROOM/W.C.

6'10" x 6'10" [2.1m x 2.1m]

Fitted with a three piece white and chrome suite comprising panelled bath with thermostatic shower attachment over, pedestal wash basin and low suite w.c. Frosted window to the side, part tiled walls, central heating radiator, electric shaver point and extractor fan.



##### BEDROOM ONE

23'7" x 10'2" [max] [7.2m x 3.1m [max]]

A lovely large bedroom with window to the front and an additional velux rooflight to the rear with a built in eaves storage cupboard and wood strip flooring. Central heating radiator and provision for a wall mounted television.



##### EN SUITE SHOWER ROOM/W.C.

7'2" x 4'7" [2.2m x 1.4m]

Three piece white and chrome suite comprising corner shower

cubicle with glazed screen, pedestal wash basin and low suite w.c. Velux style rooflight to the rear, part tiled walls, electric shaver socket, extractor fan and chrome ladder style heated towel rail.



##### OUTSIDE

To the front the property has a neat paved front garden whilst the main gardens lie to the rear where there is a lovely enclosed area, perfect for a family, mainly paved with plenty of sitting areas and stepping down to a further entertainment area. Beyond the back garden there is a shorter driveway and a single garage. There is a lovely park and grass area opposite the house and pathway walk to the school.



##### 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.