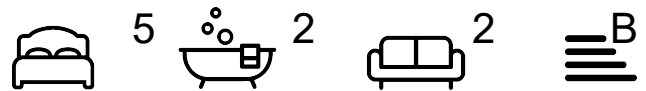




Colclough Close Offers In Excess Of £370,000 Castleford, WF10 5WJ



Hunters are privileged to offer for sale this 5-bedroom substantial modern detached family home. Situated on a sought-after development in Castleford and ideally placed for all local amenities, schools and excellent transport links for those wishing to commute.

The property has extensive accommodation over three floors, briefly comprising of: entrance/hallway, study room, downstairs w.c., kitchen/diner and utility to the ground floor. The first floor consists of the lounge, house bathroom, bedroom 4 and bedroom 5. The second floor includes the master bedroom with en-suite & dressing area, bedroom two and bedroom three. To the front of the property is access to the garage and driveway for multiple vehicles. To the rear is a spacious enclosed garden mostly laid to lawn and a patio area with French doors leading off the kitchen into the garden.

This stunning home benefits from many upgrades within the property and boasts spacious and well-appointed rooms throughout. The SPACIOUS kitchen/dining area offers a range of luxury fitted wall and base units with breakfast bar and benefits from spotlights to the ceiling. The kitchen also offers a range of integrated appliances including, double oven, wine cooler, washing machine, dishwasher, fridge freezer, extractor fan and hob with complimentary slate effect tiling splash back. The kitchen also includes tiled flooring throughout giving off a modern vibe. The kitchen space is perfect for family entertaining offering plenty of space.

Viewings are **MUST** to truly appreciate this **BEAUTIFULLY** home, and the spacious accommodation it has to offer.

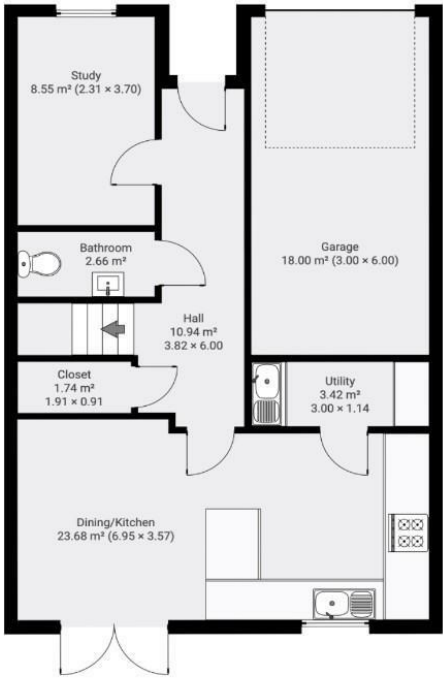


Area Map

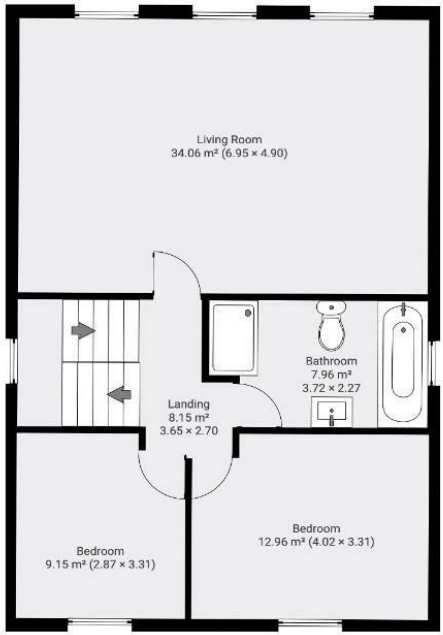


Floor Plans

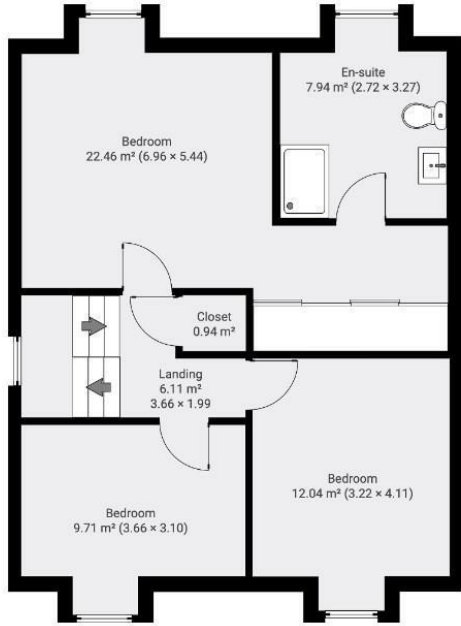
BASEMENT



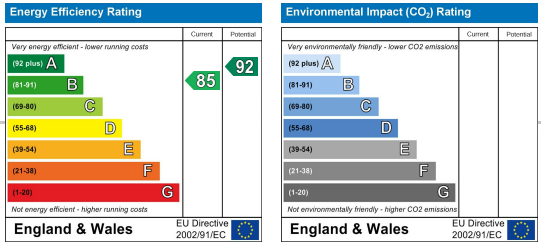
GROUND FLOOR



FIRST FLOOR



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.