

HUNTERS®

HERE TO GET *you* THERE

12 Brindle Park Drive, Castleford, WF10 4SH

Offers In Excess Of £300,000

Property Images



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Property Images

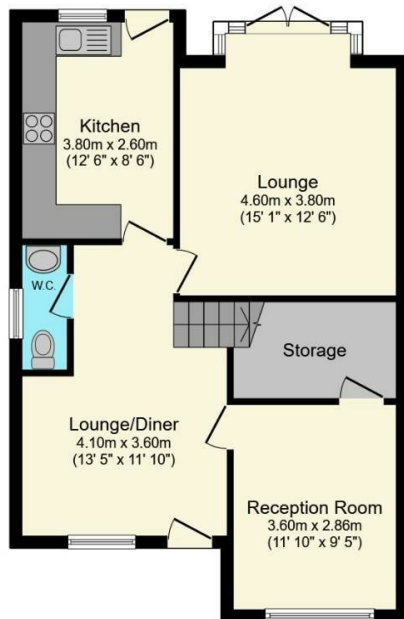


Property Images

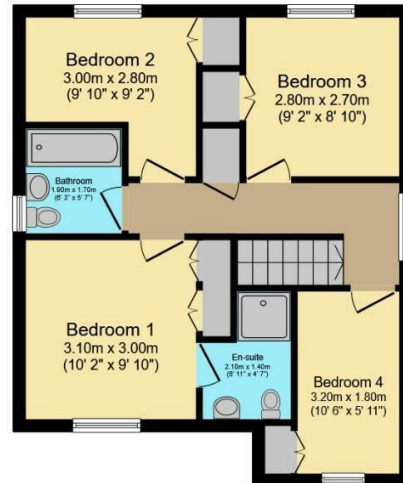


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Ground Floor
Floor area 61.0 sq.m. (657 sq.ft.)



First Floor
Floor area 48.5 sq.m. (522 sq.ft.)

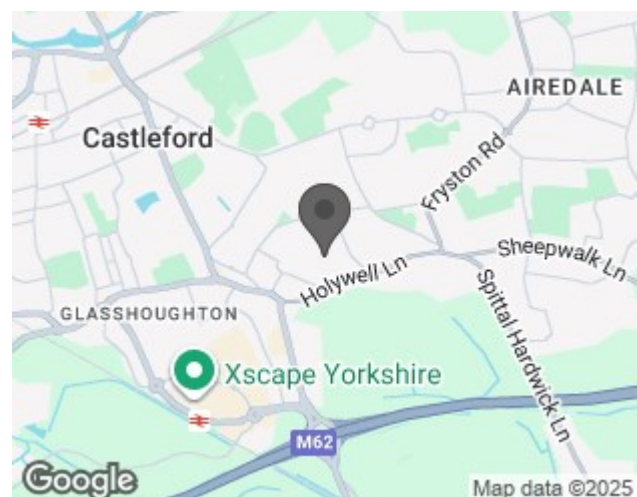
Total floor area: 109.5 sq.m. (1,179 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 3
Tenure: Freehold

HUNTERS are delighted to introduce to the market this extensive 4-bedroom detached property situated in a secluded position in a cul-de-sac within the popular estate of Brindle Park Drive. Briefly comprising; 3 reception rooms, kitchen, four bedrooms, two bathrooms, downstairs w/c and plenty of storage.

Viewing is essential to appreciate the space, style and location of the property on offer.

THE SETTING

Brindle Park Drive is situated within a highly popular area in Castleford. Providing excellent access to local amenities such as Asda, Aldi, Lidl, Xscape activity centre, and Junction 32 shopping outlets, this property is truly in a great location. If you enjoy outside activities, there are parks and walking trails nearby. It is ideal for commuters, with nearby A1 and M62 motorway links, as well as the train and bus station in Castleford Centre. There are Primary schools, high schools, and Castleford College within easy access, as well as eateries, bars, and shops.

THE PROPERTY

Upon entering the property, you are greeted with the dining room/lounge. This room has space for a sofa and a four-seater dining table, and a large cabinet for storage. Continuing through the property is a second reception room, which can be used as a lounge, office space, playroom, etc. It also connects to a large storage cupboard, perfect for hiding away any extra coats, bags, and shoes. Moving through the ground floor to the kitchen, which is neutrally decorated throughout with wood-like floors and worktops, white walls and base units, an integrated oven, microwave, cooker and overhead extractor fan, slimline dishwasher, fridge and separate freezer. Next to the kitchen is a third reception room, currently used as a lounge, which is very spacious, fitting two good-sized sofas and a chest of drawers for storage. This room features a fireplace and French patio doors providing ample lighting and access to the extensive rear garden. Lastly, on the ground floor of this property is a w/c for your convenience.

On the first floor of the property are four good-sized bedrooms, providing versatile living options, as you can use any spare rooms as office space, a walk-in wardrobe, or a playroom. All four bedrooms feature large windows for natural lighting and include built-in storage cupboards, which can serve as a built-in wardrobe or a space for storing extra bedding, towels, toys, etc. The main bedroom features an ensuite comprising: w/c, wash basin and shower. Lastly, on the first floor is the main family bathroom, comprising a w/c, wash basin, and bath, with shower over.

To the exterior of the property, at the front is a large drive suitable for parking two vehicles, as well as a front lawn edged with flower beds and shrubs. At the rear is an attractive private garden with a patio that has steps leading to the lawn and a further smaller patio area. The rear garden is edged with flower beds and a variety of mature trees, shrubs and flowering plants including a fruit tree. The rear garden is accessed from both sides at front of the house.

IN SUMMARY

This immaculate home offers an enviable lifestyle for families seeking space, style, and convenience. Set in a prime location, it is a true gem with versatile living areas, exceptional design and easy access to everything a modern family needs.

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Features

• 4 BEDROOMS • 3 RECEPTION ROOMS • 2
BATHROOMS • EXTENSIVE FRONT AND REAR GARDEN • DRIVE
WAY • CLOSE TO LOCAL AMENITIES • SOUGHT AFTER
LOCATION • COUNCIL TAX D • FREEHOLD • EPC RATING D