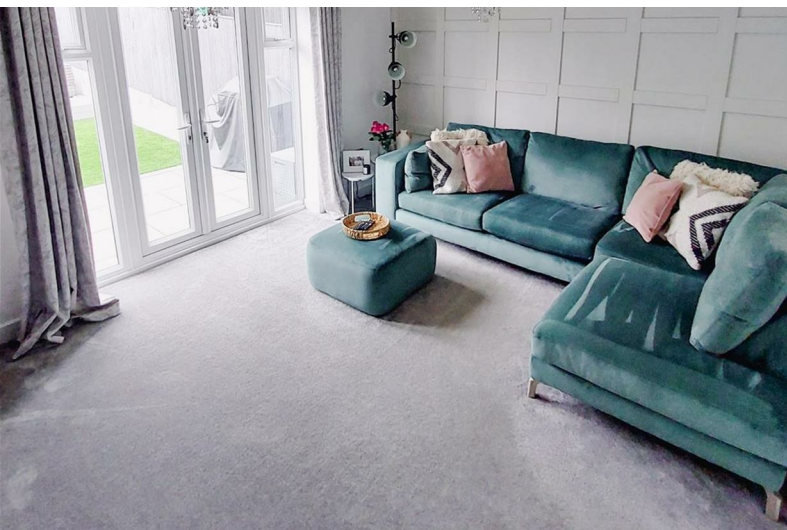


## 63 Craig Hopson Avenue

, Castleford, WF10 5UT

£235,000



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\*\*\*3 BEDROOM SEMI DETACHED\*\*\*STUNNING YOUNG FAMILY HOME \*\*\*LANDSCAPED GARDENS\*\*\*

Welcome to Craig Hopson Avenue, Castleford - a charming location for this modern family home! This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space. With two bathrooms, there'll be no more queuing in the morning rush!

Situated in a popular location, this semi-detached house offers a cosy reception room, ideal for relaxing after a long day. The landscaped gardens provide a lovely outdoor space for children to play or for hosting summer barbecues with friends and family.

One of the standout features of this property is the parking provision - not just one, but two parking spaces are available, ensuring convenience for you and your visitors. Additionally, there is an electric charging point, perfect for environmentally conscious individuals or those with electric vehicles.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and envision yourself living in this wonderful property on Craig Hopson Avenue!

\*\*\*\*\*CALL YORKSHIRE RESIDENTIAL 01924 501333 TO ARRANGE A VIEWING\*\*\*\*\*

## Entrance Lobby

Laminate wooden flooring, staircase leading to first floor and radiator.

## Kitchen Diner

17'11" x 10'4" (5.46m x 3.15m")

Modern fitted kitchen units with integrated fridge, freezer, automatic washing machine and dish washer. Stainless steel hob, oven, extractor hood and sink unit. Matching flooring from the entrance, inset spot lighting, under stairs storage cupboard and radiator.

## Cloaks / WC

2 piece white modern suite which consists of a low flush wc and pedestal wash hand basin. radiator

## Lounge

11'3" x 13'8" (3.43m x 4.17m")

Radiator and French doors which lead out to rear garden.

## 1st Floor landing

Radiator and open spindle staircase which leads to 2nd floor bedroom.

## Double Bedroom 2

11'3" x 13'9" (3.43m x 4.19m")

Storage cupboard and radiator.

## Single bedroom 3

10'6" x 7' (3.20m x 2.13m)

Radiator.

## House Bathroom

6'3" x 7' (1.91m" x 2.13m)

3 piece white modern suite which consists of a low flush wc, wash hand basin into vanity unit, panelled bath with shower over & screen. Majority tiled walls and radiator.

## Double Bedroom 1

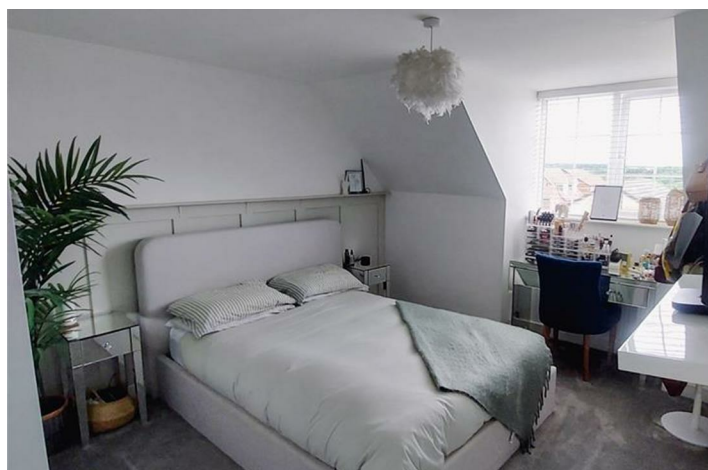
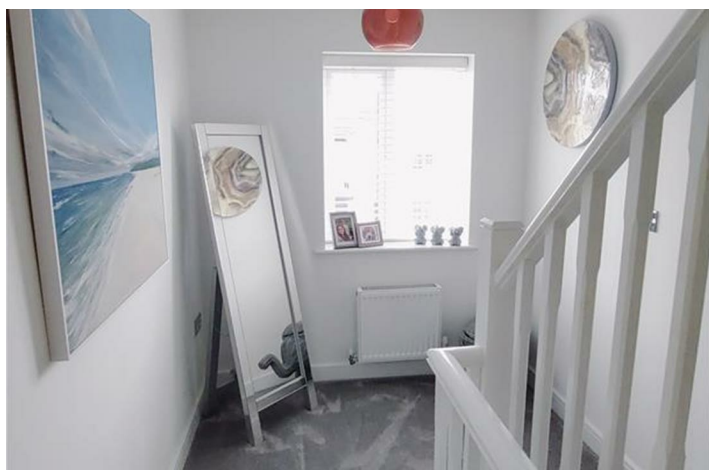
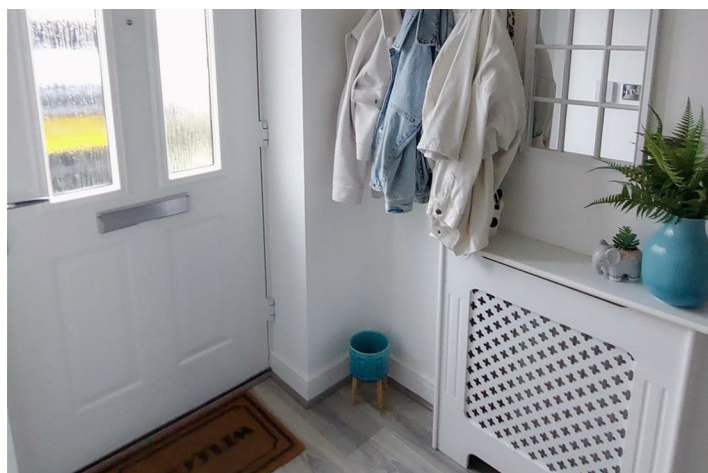
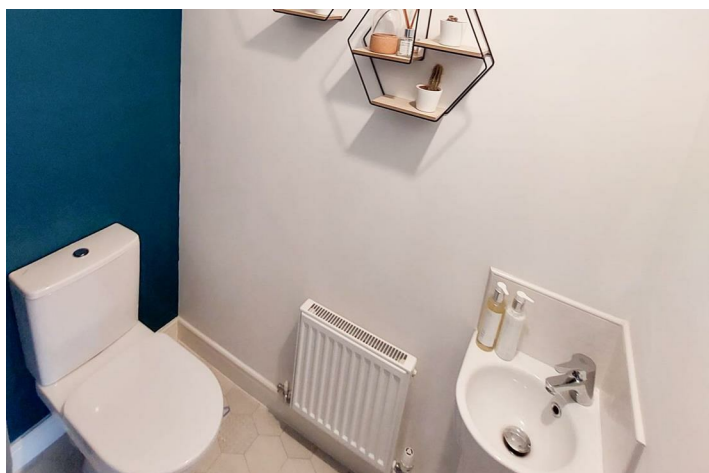
Radiator.

## En Suite

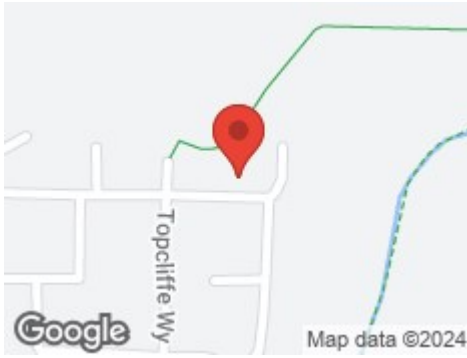
3 piece white modern suite which consists of a low flush wc, wash hand basin, walk in shower cubicle. majority tiled walls and heated towel rail.

## Exterior

2 x dedicated parking spaces and an EV charging point to the front with a lovely landscaped garden to the rear which is mostly private and enclosed.



## Road Map



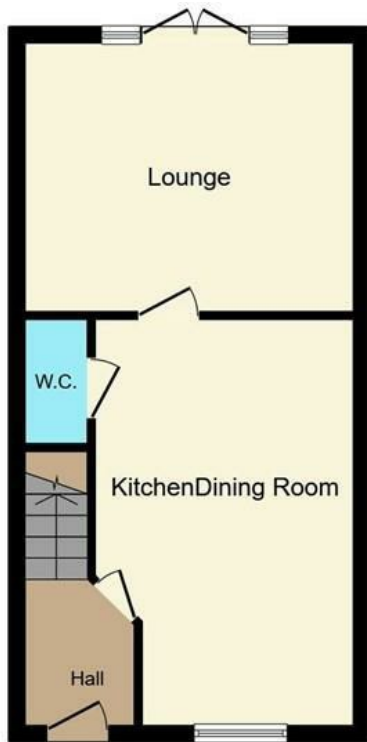
## Hybrid Map



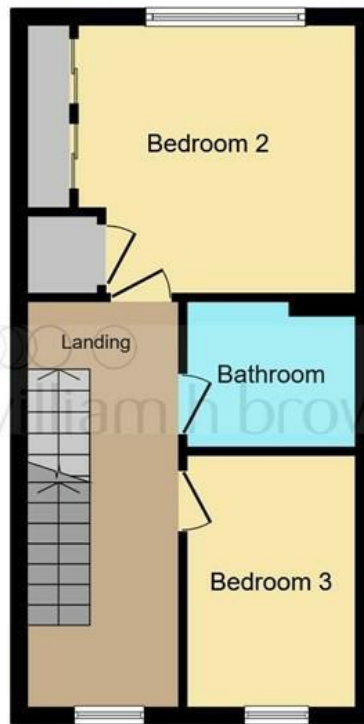
## Terrain Map



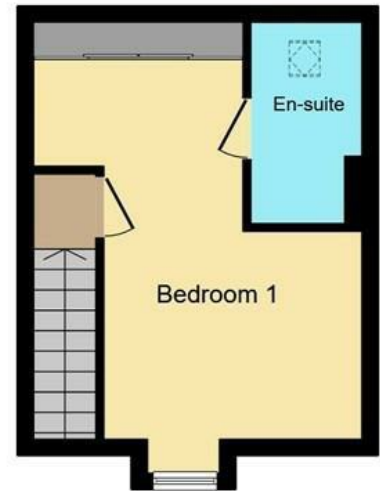
## Floor Plan



**Ground Floor**



**First Floor**



**Second Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

| Energy Efficiency Rating                    |   | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                   | A |                         |           | (92 plus)   | A |                         |           |
| (81-91)                                     | B |                         |           | (81-91)   | B |                         |           |
| (69-80)                                     | C |                         |           | (69-80)   | C |                         |           |
| (55-68)                                     | D |                         |           | (55-68)   | D |                         |           |
| (39-54)                                     | E |                         |           | (39-54)   | E |                         |           |
| (21-38)                                     | F |                         |           | (21-38)   | F |                         |           |
| (1-20)                                      | G |                         |           | (1-20)  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           | England & Wales   |   | EU Directive 2002/91/EC |           |

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.