



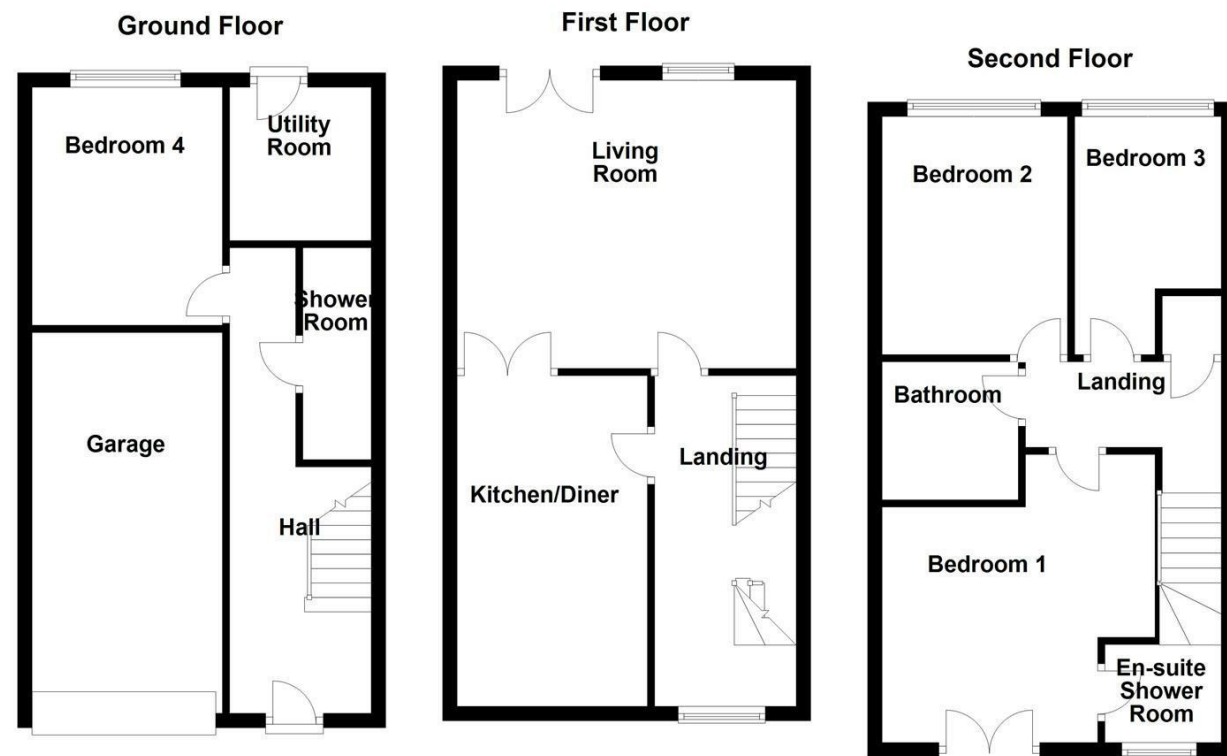
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## 12 Violet Close, Castleford, WF10 5FG

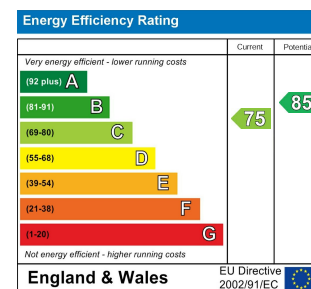
For Sale Freehold Guide Price £245,000 - £250,000

Occupying a fantastic cul-de-sac location on this modern development is this superbly presented mid town house set over three floors benefitting from driveway parking, attached garage and enclosed rear garden.

The property briefly comprises of entrance hall, bedroom, downstairs shower room/w.c., utility room and attached garage. Stairs to the first floor lead to spacious living room and kitchen/diner with a further set of stairs leading to the second floor landing which leads to three further bedrooms (with bedroom one benefitting from en suite shower room) and family bathroom/w.c. Externally the property has driveway parking to the front and an enclosed rear garden with patio seating.

Situated close to the motorway network, the property is ideally located for those looking to commute further afield. Local amenities are nearby including shops and schools, including Xscape and Junction 32 outlet village.

Done to a superb standard this property could make a fantastic family home and a viewing is highly recommended.



### 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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**BEDROOM TWO**  
8'5" x 10'7" [2.59m x 3.23m]  
UPVC double glazed window to the rear elevation and central heating radiator.

**BEDROOM THREE**  
10'9" (max) x 6'5" [3.30m (max) x 1.98m]  
UPVC double glazed window to the rear elevation and central heating radiator.

**BATHROOM/W.C.**  
6'3" x 6'2" [1.92m x 1.89m]  
Three piece suite comprising bath suite, wash hand basin with mixer tap and low flush w.c. Spotlights to the ceiling, chrome style ladder radiator and fully tiled walls and floor.



**KITCHEN**  
15'3" x 8'7" [4.65m x 2.63m]  
UPVC double glazed window to the front elevation and central heating radiator. Fitted kitchen with an array of wall and base units with black laminate worktops, integrated oven with gas hobs, cooker hood and stainless steel splash back. Stainless steel sink and drainer with extension hose tap, space for a dryer, space for a fridge/freezer, tiled flooring and door leading out to the landing.

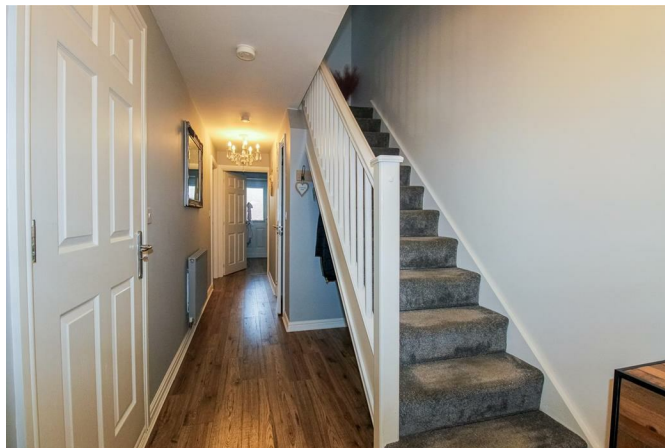


**OUTSIDE**  
To the front of the property there is driveway parking and low maintenance lawn to the side with an outhouse for storage. To the rear is an enclosed private garden with flagged patio seating, split lawn and rear access with shale border and wood fencing surrounding.



## ACCOMMODATION

**ENTRANCE HALL**  
Central heating radiator, access to the attached garage, downstairs shower room, bedroom four and utility room. Stairs leading to the first floor landing.



**BEDROOM FOUR**  
10'9" x 8'7" [3.30m x 2.64m]  
UPVC double glazed window to the rear elevation and central heating radiator.



**UTILITY ROOM**  
6'11" x 6'5" [2.13m x 1.97m]  
Rear door leading out to the garden, base units for storage with stainless steel sink and drainer unit, plumbing for a washing machine and dryer. Central heating radiator.

**SHOWER ROOM/W.C.**  
9'7" x 3'0" [2.94m x 0.93m]  
Recently renovated modern shower room comprising corner shower cubicle with glass folding door and wall mounted shower, wash hand basin with mixer tap and splash back and low flush w.c. Central heating radiator, spotlights to the ceiling and fully tiled within the shower cubicle.

**GARAGE**  
17'3" x 8'7" [5.28m x 2.64m]  
Up and over door to the front, currently used as a storage garage.

**FIRST FLOOR LANDING**  
Access to the living room and kitchen/diner. UPVC double glazed window to the front elevation and central heating radiator.

**LIVING ROOM**  
15'4" x 13'0" [4.68m x 3.98m]  
UPVC double glazed window and door to the rear leading to the Juliet balcony, two central heating radiators and open fireplace with wood surround and electric burner. Double doors leading through to the kitchen.

**SECOND FLOOR LANDING**  
Access to three bedrooms, bathroom and built in storage cupboard housing the water tank.

**BEDROOM ONE**  
13'3" (max) x 12'2" [4.06m (max) x 3.71m]  
UPVC double glazed French doors with Juliet balcony to the front, central heating radiator and door leading through to the en suite shower room.



**EN SUITE SHOWER ROOM/W.C.**  
5'4" x 6'5" (max) [1.64m x 1.97m (max)]  
UPVC double glazed frosted window to the front elevation, three piece suite comprising corner shower cubicle with sliding glass door and wall mounted shower, low flush w.c. and vanity wash hand basin with mixer tap. Spotlights to the ceiling and fully tiled walls and floor.

**COUNCIL TAX BAND**  
The council tax band for this property is D.

**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.