

## Airedale House Airedale Drive, Castleford, WF10 2QA

For Sale by Auction – Substantial 7-Bedroom Detached Home on Approx. 1 Acre Plot, Private Road Location

A rare opportunity to acquire a fantastic 7-bedroom detached property set within impressive 1-acre grounds on a private road. Spanning three floors, this substantial home offers enormous potential for renovation and modernisation, making it ideal for developers, investors, or those seeking a grand family residence to restore.

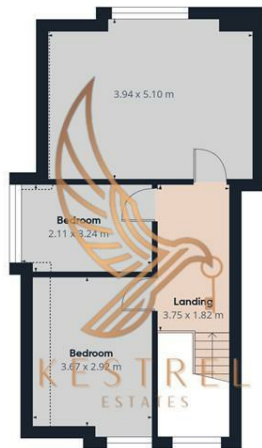
The ground floor features a kitchen and three spacious reception rooms, while the first floor offers four bedrooms and a bathroom. The top floor provides a further three bedrooms, offering flexibility for a variety of layouts.

Externally, the extensive grounds once hosted a pond, tennis court, and stables, providing a glimpse into the property's former grandeur and endless potential for future landscaping or redevelopment (subject to planning).

An exceptional opportunity to create a dream home or investment project in a highly desirable location. Viewing is essential to appreciate the scale and possibilities this unique property has to offer.

- FOR SALE BY AUCTION
- AUCTION FEES APPLY
- VIEWING STRICTLY BY APPOINTMENT ONLY
- MODERNISATION REQUIRED
- IMPRESSIVE 7 BEDROOMED PROPERTY
- SITTING ON APPROX 1 ACRE
- FANTASTIC OPPORTUNITY
- EPC rating: F.

£230,000



KESTREL

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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