



11 Plumpton Crescent

, Castleford, WF10 5ZD

Asking price £420,000

BEING POSITIONED ON ARGUABLY THE MOST DESIRABLE PLOT (WHICH YIELDS BOTH EXTRA GARDENS & ADDITIONAL PARKING) WITHIN THIS POPULAR MODERN 'STRATA' DEVELOPMENT THIS FOUR BEDROOM DETACHED FAMILY HOME IS SURE TO DRAW A LARGE AMOUNT OF INTEREST.

THERE IS AN ABUNDANCE OF SPACE THROUGHOUT THE PROPERTY, MAKING IT IDEAL FOR FAMILY LIVING FOR ANY MOTIVATED EXECUTIVE HOME PURCHASER.

ITS LOCATION AT THE FURTHERMOST POINT OF A NONE THROUGH DRIVE NESTLED NEXT TO A GREEN BELT THEREFORE YIELDING PLEASANT VIEWS FROM TWO SIDES, ALSO BENEFITTING FROM MORE THAN AVERAGE GARDEN SPACE & INCREASED PRIVACY IS A HUGE SELLING POINT.

INTERNALLY THE ACCOMMODATION IS MODERN & LUXURY IN ITS STANDARDS BRIEFLY COMPRISING AN ENTRANCE HALL, DOWNSTAIRS CLOAKROOM, A SNUG, A SPACIOUS LOUNGE, A STUNNING OPEN PLAN DINING KITCHEN, A UTILITY ROOM, & FOUR FIRST FLOOR BEDROOMS, AN ENSUITE & A FAMILY BATHROOM.

THE PROPERTY IS IMPRESSIVE EXTERNALLY WITH GENEROUSLY SIZED GARDENS TO TWO SIDES & PARKING FOR SEVERAL VEHICLES

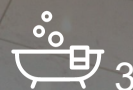
- LOCATION LOCATION LOCATION - THE SIZE OF THIS PLOT AND HOW ITS POSITIONED / FACES IS WHAT SETS THIS PROPERTY APART FROM OTHERS
- A MUST FOR ANYONE WITH A HIGH DEMAND FOR PARKING - THIS PROPERTY PROVIDES EASY PARKING FOR 4 TO 5 VEHICLES ALTHOUGH THERE IS FURTHER POTENTIAL TO CREATE EVEN MORE
- PLEASING OPEN VIEWS TO TWO SIDES
- TWO WELL SIZED LAWNED GARDENS, ONE TO EACH SIDE OF THE PROPERTY
- A TRUE 'SHOW HOME' STANDARD INTERIOR, WITH BEAUTIFULLY MODERN FIXTURES AND FITTINGS AND STYLING THROUGHOUT
- BUILT IN 2021 THUS HAVING A SIGNIFICANT LENGTH OF THE 10 YEAR NHBC WARRANTY LEFT TO RUN
- IDEAL COMMUTER POSITION DUE TO CLOSE PROXIMITY TO MAIN ROAD LINKS

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



4



3

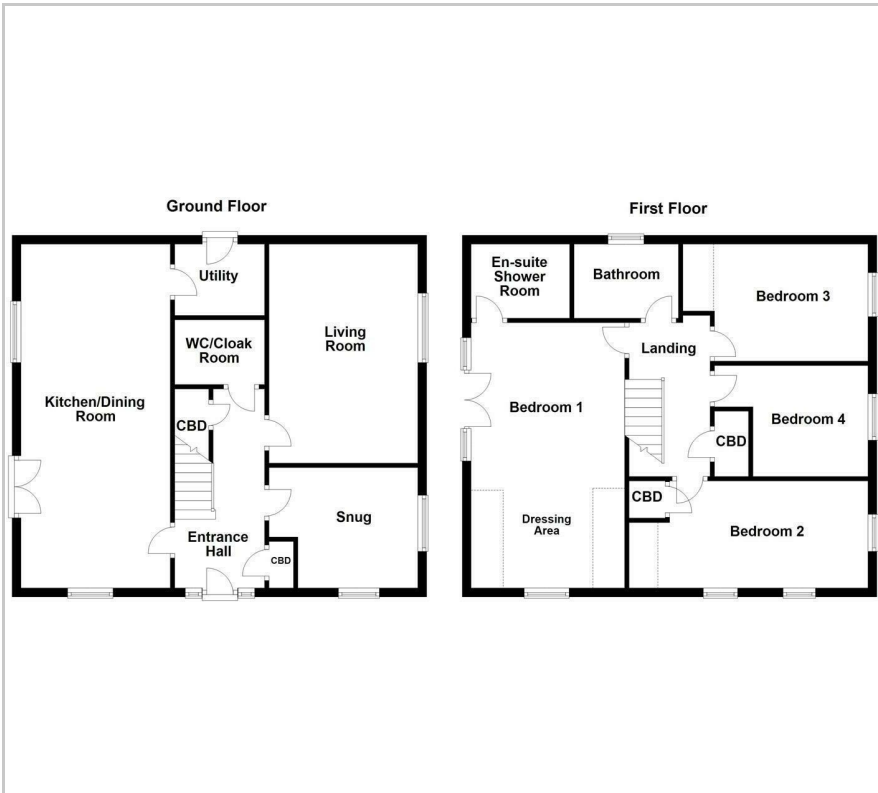


2



B

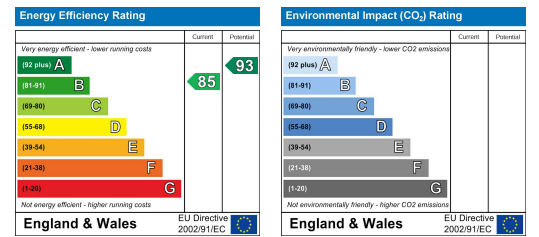
Floor Plan



Area Map



Energy Efficiency Graph



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.

329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: info@progression-lettings.co.uk <https://www.progression-property.co.uk>