



# Lotus Crescent

WF10 Castleford



# Introduction

A well-planned and versatile four-bedroom, three-storey home offering flexible living ideal for modern family life. Featuring a sociable ground floor family room with garden access, a separate first-floor living room, a principal bedroom with en-suite, and three further bedrooms, all with built-in storage. Well located for Xscape, local amenities and excellent road and rail connections, this is a practical, comfortable home with space to adapt over time.

PROPERTY TYPE                      Brick Built Semi Detached

BEDROOMS                              4

RECEPTION ROOMS                      2

BATHROOMS                              2

## Property Information

TENURE                                      Freehold

SERVICES                                    Mains Services

TERMS OF SALE                              Private Treaty

VIEWING                                      Strictly By Appointment



### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 94        |
| (81-91) <b>B</b>                            | 85      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |



# Key Features

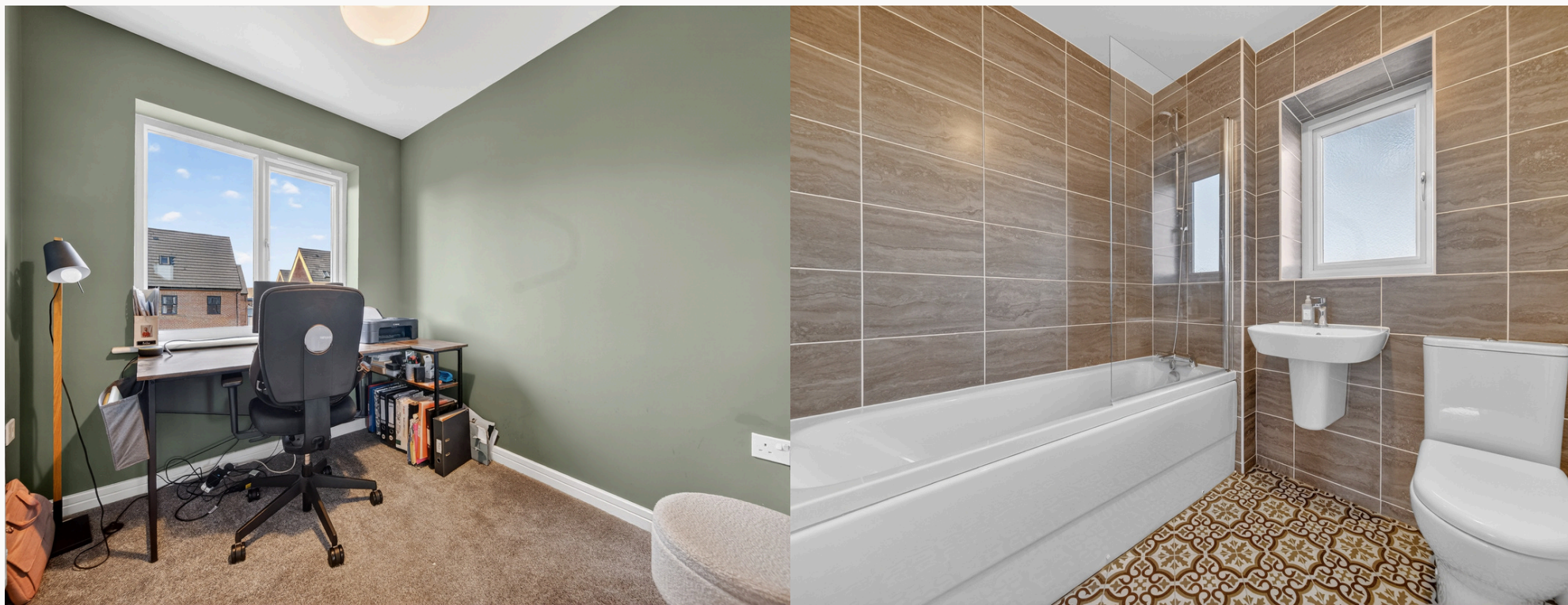
- Flexible four-bedroom, three-storey layout
- Sociable family room with garden access
- Separate first-floor formal living room
- Principal bedroom with en-suite shower room
- Built-in wardrobes across all bedrooms
- Excellent access to Xscape and transport links
- EPC: B - Council Tax: D











## Area Guide

Castleford, particularly the WF10 area around Xscape, has become one of West Yorkshire's most dynamic and well-connected residential locations, combining strong transport links, extensive leisure amenities and a growing sense of regeneration. Historically rooted in coal mining and Roman heritage, Castleford has evolved significantly in recent years, making it increasingly attractive to families, first-time buyers and commuters alike. The area around Xscape is a major focal point, offering a wide range of leisure and lifestyle facilities including indoor skiing, bowling, cinema, restaurants and gyms. This concentration of amenities brings a modern, energetic feel to the area and provides year-round entertainment on the doorstep. Nearby green spaces such as Queen's Park and Fairburn Ings Nature Reserve offer a welcome balance, with riverside walks, nature trails and open countryside close at hand.

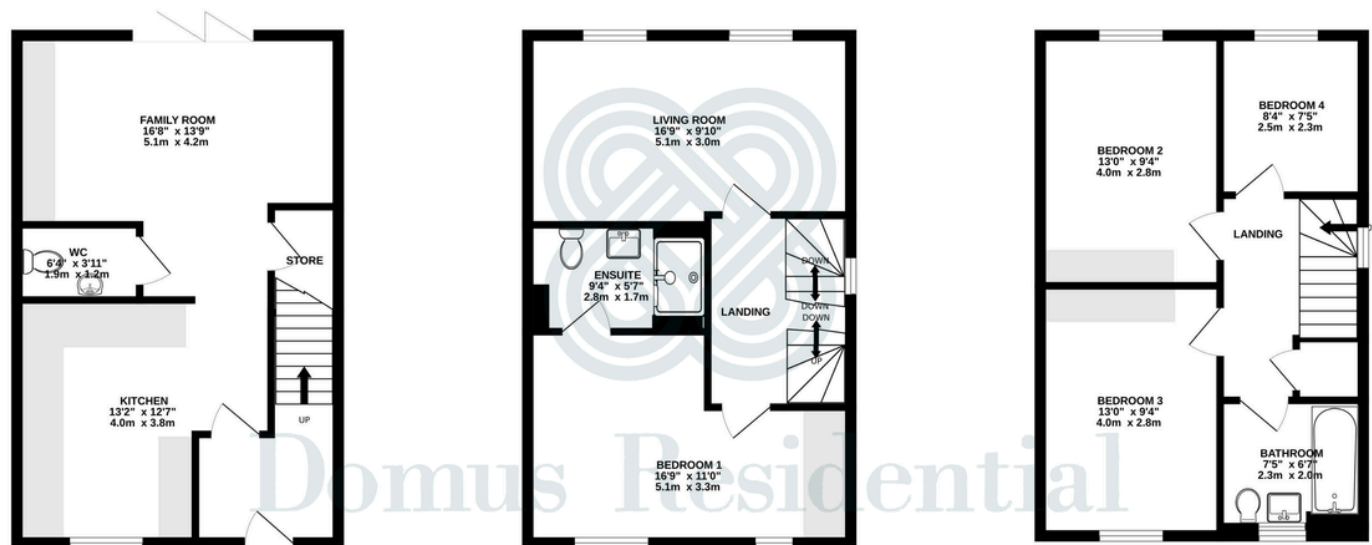
Connectivity is a key strength of WF10. Castleford railway station provides regular services to Leeds, Wakefield and York, making it a practical base for commuters. Road links are equally strong, with quick access to the A1(M), M62 and M1, placing Leeds, Wakefield and wider Yorkshire within easy reach.

Everyday amenities are well served, with local supermarkets, independent shops and schools nearby, alongside continued investment in housing and infrastructure. Taken together, the WF10 area near Xscape offers a well-rounded lifestyle, blending modern convenience, leisure-led living and strong connectivity, all within a town that continues to grow and adapt.





Domus Residential



Approximate Area:

1308 sq.ft  
121.5 sq.m

All measurements, doors, windows, rooms and items shown are approximate. No responsibility is taken for errors, omissions or mis-statements. Plans are for illustrative purposes only and should not be relied upon as fact. Services, systems and appliances have not been tested and no guarantee of operability or efficiency is given.

Made with Metropix ©2025

General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not to purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.