



Pasture Way, Castleford, West Yorkshire

Open plan kitchen, dining area & snug | Fitted wardrobes | Detached garage | Off street parking for up to six vehicles | Four reception areas | Ensuite facilities | Utility room | Generous rear garden

4/5 Bedroom Detached House | Asking Price: **£400,000**

Rosedale
& Jones

Pasture Way, Castleford, West Yorkshire

DESCRIPTION

An immaculate and extensive family home, situated in a very popular residential development that also enjoys excellent commuter links.

Key Features

- Open plan kitchen, dining area & snug
- Fitted wardrobes
- Detached garage
- Off street parking for up to six vehicles
- Four reception areas
- Ensuite facilities
- Utility room
- Generous rear garden



LOCATION

Nestled in West Yorkshire, Pasture Way in Castleford blends modern convenience with rich heritage. Part of the historic town of Castleford - renowned for its Roman roots and vibrant community - it offers excellent connectivity. The M62 is just moments away, ensuring easy access to Leeds, Wakefield, and beyond, while Glasshoughton railway station makes commuting effortless. For leisure, Junction 32 Outlet and Xscape provide fantastic shopping, dining, and entertainment. Sports fans will love being near the Castleford Tigers' home ground, adding to the area's strong local pride. Families benefit from well-regarded schools, including Ackton Pastures Primary and St Wilfrid's Catholic High School. Pasture Way offers the perfect balance of tradition and modern living - an ideal place to call home.

EXTERIOR

Front

Very low maintenance and plenty of off-street parking on the driveway, which can accommodate up to five vehicles in addition to one more within the detached garage - ideal for big families!

Rear

A landscaped rear garden, complete with a large section of patio and a raised decking area, which makes the space ideal for garden furniture and family gatherings throughout the year. There is also a small grass lawn, which is easy enough to maintain.

INTERIOR - Ground Floor

Entrance

Well presented. Premium specification laminate flooring and a Central Heated radiator. Double Glazed Composite exterior door to the front aspect.

Living Room

6.04m x 2.95m

The room can easily accommodate a selection of furniture layouts, as required. Premium quality flooring throughout the ground floor. Central Heated radiator and Double Glazed windows to the front aspect.

Kitchen, Dining Area & Snug

7.01m x 5.15m

This stylish and very spacious room is one of the most sought-after features of any modern executive home. The kitchen offers plenty of storage capacity and enjoys features including fully fitted units with 'soft close' draws and a 1.5l sink and drainer, complete with chrome taps and premium standard flooring throughout (which matches the living room). Supported appliances include: a fitted fridge freezer, a dishwasher, a freestanding range cooker with five gas 'ring' hobs, and an extractor fan above. The space can comfortably accommodate a six-seated dining table and chairs. The room also benefits from a generous snug, which can accommodate a large sofa and added storage furniture while enjoying garden views via the Double Glazed French doors and windows. Two Central Heated radiators.

Utility Room

1.90m x 1.58m

Premium-quality base units and flooring to match the kitchen. A 1l sink and drainer, with splashback wall tiling. The space also accommodates a combination washer /dryer. Extractor fan with isolation switch and a Composite exterior door to the rear aspect. Note: if preferred, a separate tumble dryer can be supported in the garage.

W/C

Premium quality flooring, a w/c and a washbasin with splash-back tiling. Central Heated radiator and a 'frosted' Double Glazed window to the side aspect.

Games Room

3.20m x 2.57m

Premium quality flooring to match the rest of the ground floor and enough space for a sofa (or double bed if preferred) with additional storage furniture as required. Central Heated radiator and Double Glazed windows to the front aspect.

Study

2.62m x 2.57m

Ideal if you work from home, a versatile space. Could be converted into a walk-in wardrobe, or a shower room/ensuite if a bedroom is preferred to a games room. Understairs storage. Double Glazed window to the side aspect.

INTERIOR - First Floor

Landing

Spacious and well presented. Central Heated radiator, airing cupboard and loft access.

Bedroom One

3.61m x 2.98m

Plenty of space for a King-size bed and storage units. Wall-length fitted wardrobes. Central Heated radiator and Double Glazed windows to the front elevation.

En-Suite

Premium tiled walls and flooring, a standing shower with glass water guard, a w/c and a floating wash basin with fitted storage units underneath. Central Heated 'chrome' towel rack and a frosted Double Glazed window to the front elevation. Extractor fan with isolation switch.

Bedroom Two

3.54m x 2.75m

A double bedroom with space for some associated furniture, as preferred. Central Heated radiator and Double Glazed windows to the front elevation.

Bathroom

A modern bathroom installation, complete with premium quality wall and floor tiling, a bathtub with shower, and a glass water-guard, Additional features include: a w/c, a wash basin, and a Central Heated 'chrome' towel rack. Frosted Double Glazed window to the rear elevation and an extractor fan with isolation switch.

Bedroom Three

3.00m x 2.55m

Can accommodate a double bed with associated furniture. Built-in storage closet. Central Heated radiator and Double Glazed windows to the rear elevation. Note: currently used as a home gym.

Bedroom Four

3.21m x 2.00m

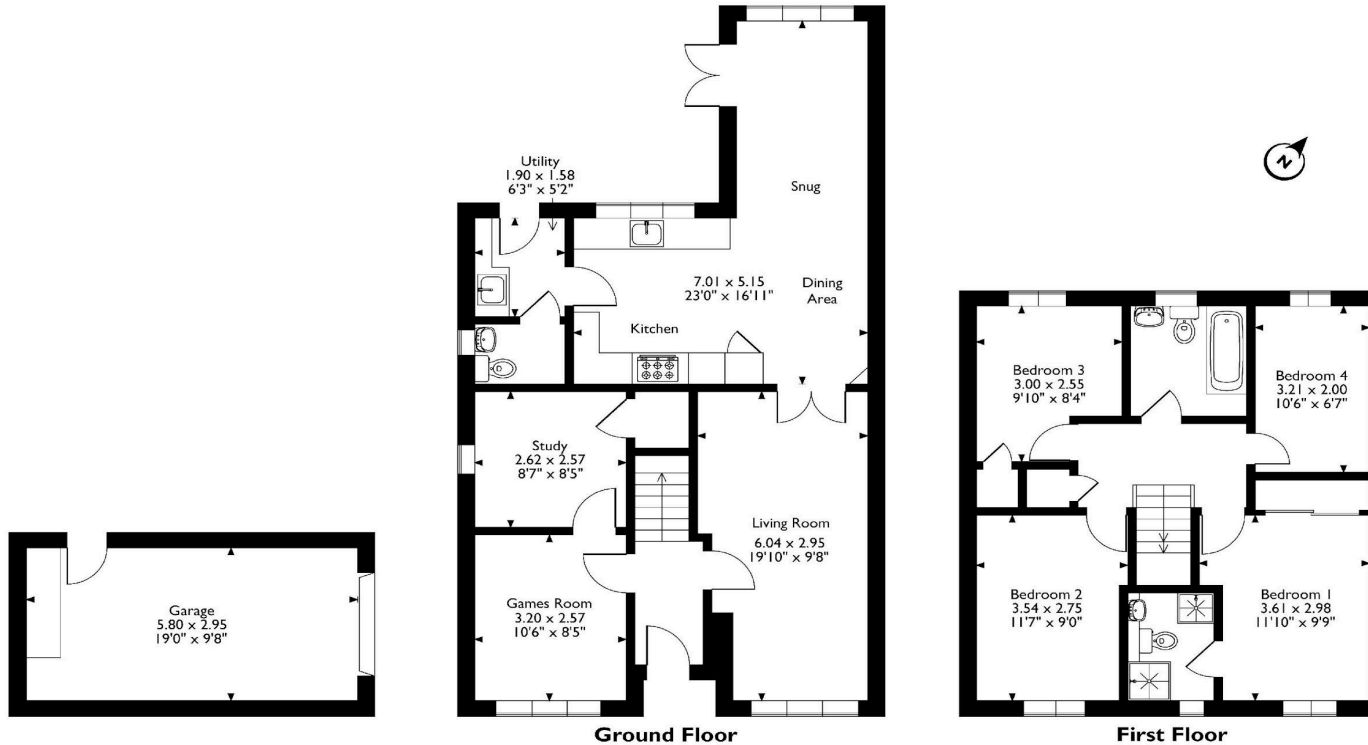
Suitable for a single bed and some associated furniture, as preferred. Central Heated radiator and Double Glazed windows to the rear elevation.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



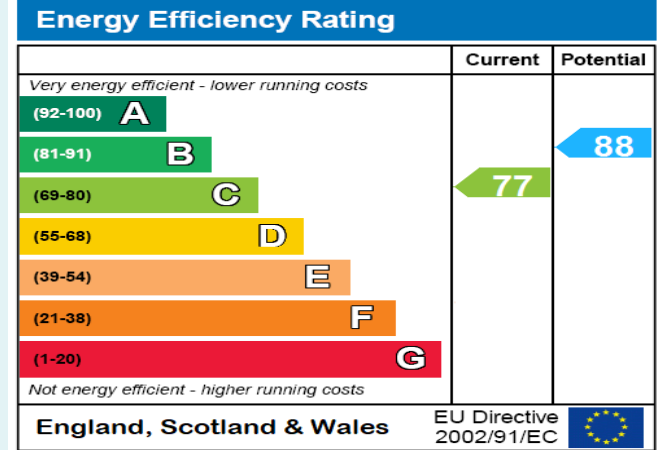
Pasture Way, Castleford
 Approximate Gross Internal Area
 Main House = 124 Sq M/1335 Sq Ft
 Garage = 17 Sq M/183 Sq Ft
 Total = 141 Sq M/1518 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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