



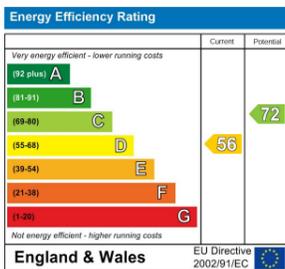
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**176 Leeds Road, Glasshoughton, Castleford, WF10 4PY**  
**For Sale Freehold Offers Over £325,000**

A truly deceptive large semi detached family home offering four bedrooms with en suite facilities to the principal bedroom, three reception rooms and large south facing garden to the rear with a substantial garage/workshop building.

With sealed unit double glazed windows and gas fired central heating system, this comfortable and well presented family home is approached via a welcoming reception hall that leads through into a good sized living room that has a splay bay window to the front and feature fireplace. To the rear of the house there is a large living dining kitchen fitted to a good standard with integrated appliances and an archway through to a conservatory that takes full advantage of the southerly views over the gardens. To the side of the house there is a large laundry/utility room, as well as a downstairs w.c. To the first floor the principal bedroom has an adjoining en suite and a walk in wardrobe. The family bathroom has a four piece suite and sits alongside a further double bedroom that overlooks the back garden, as well as an interesting third bedroom that has French doors to a Juliet balcony overlooking the gardens, as well as a mezzanine floor accessed via a steep staircase that is large enough to accommodate a double bed. The second floor presents a characterful fourth bedroom with sloping ceilings incorporating velux roof light. There is scope for using parts of the roof void as additional storage.

Outside, the property has a neat garden to the front with two off street parking spaces and a driveway that passes the side of the house to a further gated parking area that provides ample parking for larger vehicles and leads up a detached workshop/garage. The workshop has an inspection pit and a large store room to the rear, as well as to the side is a useful wooden built studio style summerhouse, that could easily be upgraded to a home office if required. The gardens have been thoughtfully landscaped with an artificial waterfall and lawn, a dining gazebo, random paved patio sitting areas and a Japanese style hut with a hot tub, as well as an enclosed play area.

The property is situated in a prominent position with ready access to local shops, schools and recreational facilities. Glasshoughton has its own railway station and ready access to the motorway network. A broader range of amenities are available in the nearby towns of Castleford and Pontefract.



## ACCOMMODATION

### RECEPTION HALL

15'5" x 6'10" [4.7m x 2.1m]

Composite front entrance door, dado panelling, stairs to the first floor and useful understairs store.

### LIVING ROOM

14'9" x 11'9" [4.5m x 3.6m]

Bay window to the front, picture rail and ornate ceiling cornice. Two contemporary style vertical central heating radiators and feature fireplace with marbled surround and hearth housing a flame effect electric fire. Provision for a wall mounted television.

### LIVING DINING KITCHEN

15'1" x 14'1" plus 10'5" x 7'6" [4.6m x 4.3m plus 3.2m x 2.3m]

Forming the practical hub of this lovely family home. A spacious area to the kitchen: a lovely range of contemporary two tone grey fronted fitted cupboards with quartz stone work tops and matching splash backs with inset stainless steel sink unit with instantaneous boiling water tap, induction hob with pop up filter, two built in ovens, provision for a dishwasher and side by side full height larder

style fridge and freeze. To the adjoining dining area: a matching breakfast bar, wall mounted electric fire, provision for a wall mounted television and two contemporary style vertical central heating radiators. Archway through to the conservatory.

### CONSERVATORY

18'4" x 10'9" [5.6m x 3.3m]

Taking full advantage of the views over the back garden, wood effect ceramic tiled floor, contemporary style central heating radiator and French doors out to the paved patio area.

### UTILITY

9'6" x 8'2" [2.9m x 2.5m]

Windows to the front and side, further range of fitted cupboards with extra stainless steel sink unit, space and plumbing for a washing machine and tumble dryer. Vertical chrome heated towel rail, ladder style cupboard and space for an additional freezer.

### W.C.

5'6" x 2'7" [1.7m x 0.8m]

Frosted window to the side and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and wash basin. Central heating radiator.

### FIRST FLOOR LANDING

Central landing with vertical contemporary style central heating radiator.

### BEDROOM ONE

11'9" x 10'9" [3.6m x 3.3m]

Splay bay window to the front, a full width range of fitted wardrobes and double central heating radiator. Adjoining en suite.

### EN SUITE/W.C.

8'2" x 6'2" [2.5m x 1.9m]

Walk in shower cubicle with glazed screen and electric shower, low suite w.c. and vanity wash basin sat on a granite plinth with drawers under.

### WALK IN WARDROBE

Window to the side.

### BEDROOM TWO

10'9" x 10'9" [3.3m x 3.3m]

Views over the back garden and contemporary style central heating radiator.

### BEDROOM THREE

11'5" x 9'6" [plus mezzanine level at 9'6" x 7'6"] [3.5m x 2.9m [plus mezzanine level at 2.9m x 2.3]]

French doors to a juliet style balcony at the rear, a range of fitted wardrobes, contemporary style vertical central heating radiator and ladder style staircase up to the mezzanine where there is a velux rooflight for additional natural light. From the mezzanine level, an archway provides access to an additional sizable storage cupboard.

### BATHROOM/W.C.

10'9" x 10'5" [3.3m x 3.2m]

Fitted with a four piece white suite comprising double ended bath, walk in shower cubicle with electric shower and glazed doors, vanity wash basin and low suite w.c. Frosted window to the rear, tiled walls and floor and ladder style heated towel rail.

### SECOND FLOOR LANDING

Useful storage cupboards and access to the eaves storage voids.

### BEDROOM FOUR

10'9" x 9'10" [3.28m x 3.00m]

Characterful sloping ceilings incorporating velux style rooflight and provision for a wall mounted television.

Access hatch providing access to a sizable storage room.

### OUTSIDE

To the front a gated driveway provides parking spaces for at least two vehicles, as well as having a landscaped garden with crushed slate for low maintenance and specimen planting. The driveway passes the side of the house, round to the rear where double gates lead to a further parking area providing ample off street parking space for larger vehicles that also leads up to an oversized garage. The back garden is south facing and has broad random stone paved patio sitting areas, a dining pergola, artificial lawn and a Japanese style hut with hot tub, beyond which is an enclosed play area.

### GARAGE

22'11" x 20'0" [7.0m x 6.1m]

Tall sliding shutter doors to the front and an internal ceiling height of around 2.7m. This useful workshop/garage has an inspection pit and an electrical supply with separate fuse board. To the rear of the garage there is an additional store room extending to 9.4m x 2.3m. Alongside the garage there is a further wooden framed studio style building, ideal for development into a home office if desired.

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.