



5 Bed  
House - Detached  
located in  
Castleford

Guide Price £375,000



enfields



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\*\* Guide Price £375,000 - £400,000 \*\***FULLY MODERNISED THROUGHOUT\*\***This beautiful home at a show home standard is not to be missed, secure your viewing whilst you still can!

From the moment you enter, this home impresses with its generous proportions, with all five bedrooms being well-sized doubles. Presented to an immaculate show home standard throughout, the property features stylish modern décor, high-quality fixtures and fittings, and a beautifully appointed contemporary open plan kitchen that truly sets this home apart.

The entire top floor is dedicated to an impressive principal bedroom suite, creating a luxurious private retreat. This space includes a dressing area, a walk-through wardrobe and a stunning en suite bathroom, complete with rooftop views—perfect for unwinding at the end of the day.

Located within a highly sought-after new-build development close to Castleford and Pontefract, this exceptional detached property offers an abundance of space, style and quality, ideal for modern family living.

Externally, the home benefits from a garage, double driveway providing ample off-road parking, and a landscaped rear garden, ideal for both relaxing and entertaining. Perfectly positioned for commuters and families alike, the property enjoys excellent access to motorway networks, train stations, Xscape Yorkshire and a wide range of local amenities. This is an outstanding home, and early internal viewing is strongly recommended to fully appreciate the size, quality and prime location on offer.

#### Hallway

6'11" x 6'9"

Part glazed composite front entrance door, a staircase leading into the first floor, central heated radiator. LVT flooring.

#### Kitchen

12'3" x 28'7"

With a newly fitted contemporary kitchen, fitted and designed to a high specification featuring a range of matt black handleless wall and base units incorporating integrated appliances including 50/50 fridge and freezer, dishwasher and under counter drinks fridge. With granite work surfaces incorporating an under mounted sink and mixer tap, induction hob with extractor hood over and tinted glass splashback, Bosch oven Bosch microwave. With a breakfast island to match, having storage, seating for four and feature lighting above. The flooring is LVT and opens up to the family area. Gas central heated radiators spotlights to the ceiling. Access to a storage cupboard. Access to a utility room. Bi-Folding doors open to the landscape garden.

#### Laundry Room

7'1" x 3'12"

Plumbing for washing machine, base unit and over counter worksurface. UPVC double glazed rear window. Gas central heated radiator. Door to the WC.

#### WC

5'7" x 3'8"

With a low flush w/c, hand wash basin with a mixer tap and partly tiled walls. Extractor fan to the ceiling, gas central heated radiator. UPVC double glazed window to the rear elevation.

#### First Floor Landing

7'2" x 505'3"

Access to four good size bedrooms and the family bathroom. Gas central heated radiator.

#### Bedroom Two

9'11" x 14'4"

UPVC double glazed window to the front elevation. Gas central heated radiator. \* Please note this room is currently being used as a second reception room \*

#### Bedroom Three

8'9" x 12'2"

UPVC double glazed window to the rear elevation. Gas central heated radiator.

#### Bathroom

6'11" x 6'

Toilet with a low-level flush, sink with a mixer tap. Bath with mixer tap and handheld attachment. Partly tiled walls. Extractor Phantom the ceiling. Gas central heated radiator. UPVC double glazed rear window.

#### Bedroom Four

10'2" x 9'4"

UPVC double glazed window to the rear elevation, gas central heated radiator.

#### Bedroom Five

8'9" x 11'7"

UPVC double glazed window to the front elevation. Gas central heated radiator.

#### Landing area leading to the second floor

10'11" x 12'2"

UPVC double glazed window to the front elevation and a gas central heated radiator.

#### Main Bedroom

12'5" x 19'11"

Occupying the top floor of this property is a beautiful bedroom with ensuite and dressing area. With roof windows to the front and rear elevations. The rear elevation opens into a balcony style window. Gas central heated radiator. Storage cupboard. Door to the dressing area.

#### Dressing Area

Opening into the ensuite bathroom.

#### En Suite

9'2" x 16'1"

Toilet with a low-level flush, sink with a mixer tap. Bath with a mixer tap. Double shower cubicle with glass partition shower screen. Gas central heated radiator. extractor fan and loft access.

#### External

To the front of the property is a double driveway providing off street parking. To the rear there is a landscaped garden with parcel and patio areas stepping down onto an artificial turf lawn garden. With a side gate access leading to the front. Outdoor sockets and lighting.

#### Garage

9'10" x 19'11"

Up and over Door. Power and light.



#### Hallway

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#### Dressing Area

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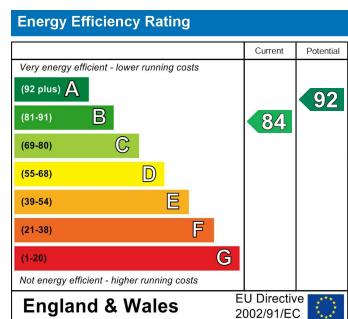
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#### CONTACT

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