



**Wood Lane, Castleford WF10 5PJ**



**welcome to**

**Wood Lane, Castleford**

A simply STUNNING example of a three bedroom detached bungalow set on the ever popular area of Whitwood! Close to Castleford town centre as well as motorway links this DETACHED BUNGALOW is on a GOOD SIZE PLOT, viewing is ESSENTIAL to truly appreciate everything this home has to offer.



### Entrance Hall

Set to the side of the property and having a composite entrance door and a double glazed window.

### Dining Kitchen

8' 8" max x 21' 7" max ( 2.64m max x 6.58m max )

Comprising of a stylish modern kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl stainless steel sink and drainer, an electric double oven, gas hob, and cooker hood extractor unit over. Integrated appliances include the washing machine, dishwasher, and space for a fridge freezer. Double glazed window to the rear aspect, double glazed window to the side, and a door to the side.

### Lounge

18' 10" max x 13' 9" max ( 5.74m max x 4.19m max )

A spacious lounge with a double glazed window to the side, and a double glazed patio door leading through to the conservatory. Feature fire place with an electric fire, surround and hearth. Wall lights, and a gas central heating radiator.

### Conservatory

9' 4" max x 13' 3" max ( 2.84m max x 4.04m max )

Of brick and UPVC construction with double glazed windows to the rear and sides, a glazed door to the side, and a single sliding door leading out to the rear garden. Having a solid roof, the conservatory also has two skylights and includes a gas central heating radiator, and lighting.

### Inner Hallway

Fitted with a storage cupboard, gas central heating radiator, and access to the loft which houses the gas central heating boiler.

### Bedroom One

11' max x 10' 7" max ( 3.35m max x 3.23m max )

With a double glazed window to the front, fitted wardrobes, and a gas central heating radiator.

### Bedroom Two

10' 7" max x 9' 5" max plus wardrobes ( 3.23m max x 2.87m max plus wardrobes )

Double glazed window to the side aspect, fitted wardrobes and a gas central heating radiator.

### Bedroom Three

9' 9" max x 7' 4" max ( 2.97m max x 2.24m max )

Double glazed window to the front, fitted wardrobes and a gas central heating radiator.

### Shower Room

Equipped with a double walk in shower, a wash hand basin with vanity unit, heated towel rail, full tiling, double glazed window to the side and inset ceiling spotlights.

### Separate W.C

Fitted with the w.c, a double glazed window to the side and full tiling.

### Exterior

Set on a good size plot the property has an extensive gravel driveway ideal for off street parking, while to the rear is a much loved enclosed garden space which includes a patio seating area, mature plants and shrubbery, a garden pond and greenhouse.

### Quadruple Garage

A detached garage with an electric door, power and lighting.



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## **Wood Lane, Castleford**

- Three Bedroom Detached Bungalow
- Beautifully Presented Throughout
- Set On A Good Size Plot
- Fitted Wardrobes To All Three Bedrooms
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: Awaited

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF109943 - 0004

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