



The Bramblings, Castleford WF10 5ER

welcome to

The Bramblings, Castleford

Guide Price £360,000 - £370,000 Set In the EVER POPULAR WHITWOOD area of Castleford, this FABULOUS detached family home is situated on a GENEROUS PLOT with a DOUBLE DRIVEWAY & GARAGE! Viewing is a MUST to truly appreciate everything this spectacular property has to offer.



Entrance Hall

Having a composite entrance door to the front aspect, a gas central heating radiator and stairs to the first floor landing.

Downstairs W.C

Fitted with a low level flush w.c, wash hand basin with vanity unit and a heated towel rail.

Lounge

11' 7" max x 28' max (3.53m max x 8.53m max)
Double glazed window to the front aspect, a feature marble fire place with inset electric fire and two gas central heating radiators.

Reception Room

8' 3" max x 16' 10" max (2.51m max x 5.13m max)
Double glazed window to the front and a gas central heating radiator.

Kitchen

16' 1" max x 10' 5" max (4.90m max x 3.17m max)
Comprising of a modern fitted kitchen which includes range of both wall and base units with solid oak worktops over. Includes a stainless steel sink and drainer, a double Cuisine Master electric oven with gas hob and extractor over, an integrated microwave, integrated dishwasher, and an American style fridge freezer. The kitchen also features an island, tiling, a gas central heating radiator and a double glazed window to the rear.

Utility Room

8' 5" max x 5' 7" max (2.57m max x 1.70m max)
Having a stainless steel sink and drainer, space for a dryer and plumbing for a washing machine. Built in storage cupboard and a gas central heating radiator. Double glazed window to the rear.

Conservatory

10' 6" max x 17' 10" max (3.20m max x 5.44m max)
Of upvc construction with double glazed windows to the rear and sides plus a door to the side. Two gas central heating radiators.

First Floor Landing

With stairs rising from the ground floor accommodation and having an access hatch to the partly boarded loft with loft ladder.

Bedroom One

11' 7" max x 13' 4" max (3.53m max x 4.06m max)
With a double glazed window to the front, built in wardrobes and a gas central heating radiator.

En-Suite

Equipped with a wash hand basin with vanity unit, a shower cubicle and the w.c. Built in storage cupboard, tiling, and a double glazed window to the front.

Bedroom Two

8' 7" max x 15' 1" max (2.62m max x 4.60m max)
Double glazed window to the front and a gas central heating radiator.

Bedroom Three

11' 7" max x 12' 4" max (3.53m max x 3.76m max)
Double glazed window to the rear and a gas central heating radiator.

Bedroom Four

8' 7" max x 10' 2" max (2.62m max x 3.10m max)
Double glazed window to the rear, built in wardrobes, and a gas central heating radiator.

House Bathroom

6' 10" max x 8' 9" max (2.08m max x 2.67m max)
Consisting of a bath with taps and a shower over, a wash hand basin and the w.c. Heated towel rail. Upvc panels to the ceiling, and a double glazed window to the rear.

Exterior

Externally the property has a driveway to the front with a lawn area and access to the side. To the rear is a good size garden space which is South West facing and ideal for entertaining family and friends; consisting of a lawn area, patio seating area, outdoor tap, a garden shed and fencing with lights.

Garage

9' 3" max x 18' 1" max (2.82m max x 5.51m max)
Having an up and over door, power. lighting and the gas central heating boiler.



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welcome to

The Bramblings, Castleford

- Guide Price £360,000 - £370,000
- Stunning Detached Family Home
- Four Double Bedrooms
- Solid Oak Flooring To The Ground Floor Entrance, Lounge & Diner
- Modern Kitchen With Utility Room

Tenure: Freehold EPC Rating: C

guide price

£360,000 - £370,000



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Property Ref:
CAF110770 - 0003

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