

Stonecrop Drive, Castleford WF10 5BT

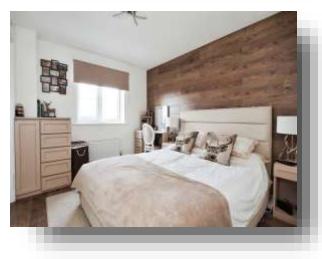


welcome to

Stonecrop Drive, Castleford

JUST BRING YOUR THINGS & MOVE IN! This IMPECCABLE home offers fantastic MODERN living accommodation throughout which includes an impressive CINEMA ROOM, OPEN PLAN lounge, kitchen and diner, a master bedroom with EN-SUITE and a HOUSE BATHROOM! Don't miss this, CONTACT US TO VIEW!













Ground Floor

Entrance Hall

Having an entrance door to the front, under stair storage cupboard and stairs to the first floor landing.

Shower Room

Equipped with a low level flush w.c, wash hand basin and a shower cubicle.

Utility Room

6' 5" max x 6' 11" max (1.96m max x 2.11m max) Fitted with a sink and work surface, a door to the rear and space for both a washing machine and a dryer.

Bedroom Two

 8° 6" max x 10' 11" max (2.59m max x 3.33m max) Having double glazed French doors to the rear and a gas central heating radiator.

Cinema Room

8' 2" max x 16' 4" max (2.49m max x 4.98m max) Previously used as the integrated garage and converted into a fantastic cinema room with projector.

First Floor Landing

Having a double glazed window to the front.

Lounge

15' 4" max x 13' 7" max (4.67m max x 4.14m max) Having a double glazed window to the rear, double glazed French doors with Juliet balcony and a media wall which is fitted with an electric fire. Opening to the dining kitchen.

Dining Kitchen

13' 11" max x 8' 8" max (4.24m max x 2.64m max) Comprising of a modern fitted kitchen which includes a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, a range cooker with matching splash back and a cooker hood over. Integrated appliances include a dishwasher, and a fridge freezer. Double glazed window to the front a fitted dining table.

Second Floor Landing

Having an access hatch to the fully boarded loft.

Bedroom One

9' 10" max x 13' 3" max (3.00m max x 4.04m max) With a double glazed window to the front aspect, built in wardrobes and a door to the en-suite.

En-Suite

Consisting of a wash hand basin with vanity unit, a low level flush w.c and a shower cubicle. Double glazed window to the front.

Bedroom Three

10' 7" max x 6' 6" max (3.23m max x 1.98m max) Double glazed window to the rear and a gas central heating radiator.

Bedroom Four

10' 8" max x 8' 5" max (3.25m max x 2.57m max) Double glazed window to the rear and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with mixer tap and shower attachment, a wash hand basin set within a vanity unit, and a low level flush w.c. Heated towel rail.

Exterior

Externally the property has off street parking to the front with a pathway to the front door.

To the rear is a fantastic, well maintained garden space which includes a patio seating area, an artificial lawn and a further patio seating area with pergola.





welcome to

Stonecrop Drive, Castleford

- Guide Price £240,000 £250,000
- Modern Mid Town House
- Accommodation Over Three Floors
- Cinema Room
- Four Bedrooms

Tenure: Freehold EPC Rating: C

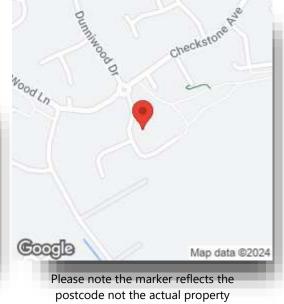
guide price

£240,000 - £250,000



view this property online williamhbrown.co.uk/Property/CAF112367







Property Ref: CAF112367 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire, WF10 1HZ



williamhbrown.co.uk