



Waterton Road,CASTLEFORD WF10 5GR

welcome to

Waterton Road, CASTLEFORD

Set over THREE FLOORS, this IMPRESSIVE HOME offers fantastic living accommodation throughout and includes THREE DOUBLE BEDROOMS! BEAUTIFULLY PRESENTED throughout, this mid town house is a PERFECT FAMILY HOME with a REAR GARDEN DRIVEWAY and GARAGE!



Ground Floor

Entrance Hall

Having the entrance door to the front, and a gas central heating radiator. Door leading to a utility cupboard which has plumbing for a washing machine, a vent for a tumble dryer, and the gas central heating boiler.

W.C

Fitted with a wash hand basin, the low level flush w.c, gas central heating radiator, and an extractor fan.

Study

7' 9" max x 6' 4" max (2.36m max x 1.93m max)

Having a double glazed window to the front aspect, and a gas central heating radiator.

Dining Kitchen

24' 3" max x 13' 6" max (7.39m max x 4.11m max)

Having a modern fitted kitchen with a range of both wall and base units, with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric double oven with a gas hob, and matching cooker hood extractor over. Integrated appliances include a dishwasher and the fridge freezer. Tiling. Two gas central heating radiators, useful under stair storage cupboard, and double glazed French doors leading out from the dining area, to the rear garden.

First Floor

Lounge

11' 1" max x 13' 6" max (3.38m max x 4.11m max)

With two double glazed windows to the rear, and two gas central heating radiators.

Bathroom

6' 11" max x 5' 11" max (2.11m max x 1.80m max)

Comprising of a three piece bathroom suite which includes a bath with mixer taps, a wash hand basin, and w.c. Part tiling.

Bedroom Three

9' 9" max x 13' 6" max (2.97m max x 4.11m max)

Having two double glazed windows to the front, and a gas central heating radiator.



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Second Floor

Landing

With stairs rising from the first floor, and having an airing cupboard housing the water tank. Loft access hatch.

Bedroom One

10' 11" max x 11' 8" max (3.33m max x 3.56m max)

With two double glazed windows to the rear aspect, fitted wardrobes, and a gas central heating radiator. Door leading to the en-suite facilities.

En-Suite

Consisting of a shower cubicle, wash hand basin, and a w.c. Shaver point. Part tiling, and heated towel rail.

Bedroom Two

13' 6" max x 9' 11" (4.11m max x 3.02m)

Having two double glazed windows to the front, and a gas central heating radiator.

Exterior

Externally the property has a pathway to the front with steps leading up to the front door. To the rear is an enclosed garden space which has a raised patio seating area, and some raised beds with mature planting and shrubbery. The property also has a single detached garage with up and over door.

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Waterton Road, CASTLEFORD

- Guide Price £220,000 - £230,000
- Modern Town House
- Three Double Bedrooms
- Beautifully Presented Throughout
- Modern Open Plan Dining Kitchen

Tenure: Freehold EPC Rating: B

guide price

£220,000 - £230,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112386 - 0006

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william h brown



01977 512628



castleford@williamhbrown.co.uk



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



williamhbrown.co.uk