

Hillcrest Drive, Castleford WF10 3QW



## welcome to

## Hillcrest Drive, Castleford

\*\*\* Guide Price £300,000 - £325,000 \*\*\* Is your property bursting at the seams? Have longed for a bit more SPACE? Would a shower room PLUS a bathroom, a utility room and a garden for days, be the DREAM? YES? Then come and view this detached FAMILY home, call us on 01977 512628!!













#### **Entrance Hall**

With a built in storage cupboard housing the gas central heating boiler, two gas central heating radiators, a double glazed door to the side aspect and an under stairs storage cupboard.

#### Lounge Diner

20' 7" max x 14' 9" max ( 6.27m max x 4.50m max ) Double glazed window to the front and side, two gas central heating radiators and an electric fire.

#### **Kitchen Diner**

14' 9" max x 11' 5" max ( 4.50m max x 3.48m max ) Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an electric double oven, a gas hob, tiled splash back and a cooker hood over. Also includes a sink and drainer, an integrated fridge, space for an under counter freezer, plumbing for a dishwasher, a double glazed window to the side and french doors to the rear.

#### Sun Room/ Bedroom Four

13' 7" max x 8' max ( 4.14m max x 2.44m max ) With a double glazed door to the side, a double glazed window to the rear and a gas central heating radiator.

#### **Study/ Bedroom Five**

8' max x 7' 10" max ( 2.44m max x 2.39m max ) Double glazed window to the front and a gas central heating radiator.

#### **Shower Room**

Equipped with a wash hand basin, a low level flush w.c, a shower cubicle, a double glazed window to the side and a heated towel rail.

#### **Utility Room**

8' max x 5' max (2.44m max x 1.52m max) with a double glazed window to the side, wall and base units with complimentary work surface with a sink and drainer, plumbing for a washing machine, space for a dryer and a gas central heating radiator.

#### **First Floor Landing**

With stairs rising from the lounge and having a built in storage cupboard, a double glazed window to the side a gas central heating radiator and an access hatch to the loft.

#### **Bedroom One**

12' 10" max x 10' 10" max ( 3.91m max x 3.30m max ) Double glazed window to the front, fitted wardrobes, fitted bedside tables, and a gas central heating radiator.

#### **Bedroom Two**

9' 5" max x 8' 7" max ( 2.87m max x 2.62m max ) Double glazed window to the side and a gas central heating radiator and a built in storage cupboard.

#### **Bedroom Three**

9' 4" max x 7' 9" max ( 2.84m max x 2.36m max ) Double glazed window to the rear, built in wardrobe and a gas central heating radiator.

#### Family Bathroom

Complete with a three piece bathroom suite which includes a bath with shower over, wash hand basin and a w.c. heated towel rail and a double glazed window to the rear.

#### Externally

The property has a garden to the front with laid to lawn, mature shrubs and a drive way with access to the garage. To the rear is a well established, larger than average garden which is mainly laid to lawn with a patio seating area with an awning over, a pond, outside power point and taps. Solar panels are also fitted to the proeprty and are owned outright.

#### Detached Garage

19' 6" max x 11' 4" max ( 5.94m max x 3.45m max ) with an electric rolling door, work surface, gas central heating radiator, door to the rear and double glazed window to the side.





### welcome to

# **Hillcrest Drive, Castleford**

- Guide Price £300,000 £325,000 •
- Four/Five Bedroom Detached Family Home
- Downstairs Shower Room PLUS Upstairs Family . Bathroom
- Utility Room •
- Fitted With Solar Panels

Tenure: Freehold EPC Rating: D

quide price

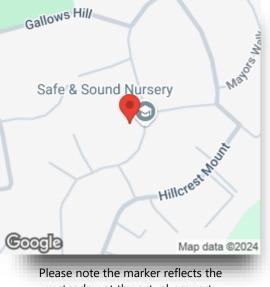
# £300,000





view this property online williamhbrown.co.uk/Property/CAF112375





postcode not the actual property

The Property Ombudsman

Property Ref: CAF112375 - 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



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



williamhbrown.co.uk