



Cherry Tree Cottage Hall Lane, Ledston Castleford WF10 2AU

welcome to

Cherry Tree Cottage Hall Lane, Ledston Castleford

IMPRESSIVE ON THE OUTSIDE & JUST AS IMPRESSIVE ON THE INSIDE! This IMMACULATE home offers an incredible SIX DOUBLE BEDROOMS with the master suite being something to behold! PERFECT for those who LOVE TO ENTERTAIN, this is an incredible family home



Entrance Hall

Having a double glazed entrance door to the front aspect, a gas central heating radiator and stairs leading to the first floor with automatic LED lighting.

Lounge

19' 11" max x 11' 10" max (6.07m max x 3.61m max)
Having double glazed windows to the side, front and rear aspects, plus two gas central heating radiators. Feature fire place with log burner.

Snug / Study

9' 10" max x 8' 10" max (3.00m max x 2.69m max)
Double glazed window to the front and a gas central heating radiator.

Dining Room

11' 9" max x 9' 6" max (3.58m max x 2.90m max)
A beautifully appointed dining area with bi-fold doors opening up to the rear garden, and a built in storage cupboard.

Kitchen

12' 1" max x 19' 11" max (3.68m max x 6.07m max)
Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an integrated electric oven and an integrated microwave oven, an electric induction hob with extractor unit over and spotlights plus an integrated fridge freezer. Also included is an Island with breakfast bar for casual dining, a warming drawer and a wine cooler. a further set of Bi-folding doors can once again be found to the rear of the property. Under floor heating which continues to the dining room.

Utility

With plumbing for a washing machine and space for a dryer.

Shower Room

Accessed via the utility room and having a shower cubicle, wash hand basin and a low level flush w.c, plus under floor heating.

First Floor Landing

With stairs rising from the ground floor and having a useful storage cupboard, double glazed window to the rear aspect and a gas central heating radiator. Access hatch to the part boarded loft which has a loft ladder and lights.

Bedroom One

11' 9" max x 11' 11" max (3.58m max x 3.63m max)
Accessed through the dressing room, this master bedroom has a double glazed window to the front aspect, and a gas central heating radiator. Opening up to a dressing area, this master bedroom then flows to the en-suite.

En-Suite

Equipped with a shower cubicle, wash hand basin set in a vanity storage unit, and a low level flush w.c. Also includes under floor heating, an LED mirror and ceiling spotlights.

Dressing Room

6' 4" max x 9' 11" max (1.93m max x 3.02m max)
Double glazed window to the front.

Bedroom Two

9' 11" max x 14' max (3.02m max x 4.27m max)
Double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

13' 3" max x 8' 10" max (4.04m max x 2.69m max)
Having a double glazed window to the front aspect and a gas central heating radiator.

Bedroom Four

8' 11" max x 9' 11" max (2.72m max x 3.02m max)
Double glazed window to the front and a gas central heating radiator.

Bedroom Five

11' 4" max x 13' 4" max (3.45m max x 4.06m max)
Double glazed window to the rear and a gas central heating radiator.

Bedroom Six

9' 1" max x 9' 6" max (2.77m max x 2.90m max)
Double glazed window to the rear aspect and a gas central heating radiator.

House Bathroom

Consisting of a modern three piece bathroom suite which includes a bath with mixer tap and a mains shower over, a wash hand basin set in a vanity storage unit and a low level flush w.c. Ceiling spotlights, heated towel rails and a double glazed window to the rear.

Exterior

Set on a generous plot this stunning home offers a block paved driveway to the front, offering ample off street parking, with lighting and a lawn to the side. To the rear is a fantastic garden space for entertaining both family and friends which includes an Indian stone patio seating area with a hot tub and a lawn. A useful storage area provides a built in cupboard, boiler and water tank.

Garage

This half garage is ideal for storage and has an electric roller door, power and lighting.



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welcome to

Cherry Tree Cottage Hall Lane, Ledston Castleford

- Guide Price £730,000 - £740,000
- Detached Family Home
- Six Double Bedrooms
- Master With En-Suite, Dressing Room & Dressing Area
- Three Reception Rooms

Tenure: Freehold EPC Rating: C

guide price

£730,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
CAF112577 - 0004

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