

**Davis Avenue, Castleford WF10 3RG** 



## welcome to

# **Davis Avenue, Castleford**

This FANTASTIC three bedroom DETACHED home is set within a POPULAR residential location & opens up an exciting opportunity for the growing family. Having a SOUTH FACING garden to the rear, off street parking, & DETACHED GARAGE this is a property NOT TO BE MISSED \*\* Guide Price £260,000 - £270,000 \*\*













#### **Entrance Hall**

Having a spacious entrance hall with a door to the front, a gas central heating radiator and stairs to the first floor landing.

### **Through Lounge**

25' 2" max x 12' 4" max ( 7.67m max x 3.76m max ) Having a double glazed window to the front aspect, and double glazed French doors leading out to the rear garden. Feature fire place with gas fire and two gas central heating radiators.

#### Kitchen

10' 9" max x 8' 4" max ( 3.28m max x 2.54m max ) Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a sink and drainer with mixer tap, an electric oven with induction hob and matching cooker hood extractor over. Plumbing for a washing machine, and integrated fridge and freezer. Plinth heater and cooler system. Useful under stair storage cupboard, door to the side and a double glazed window to the rear.

### **First Floor Landing**

With stairs rising from the ground floor and having an airing cupboard containing the water tank, and a double glazed window to the side. Access hatch to the part boarded loft.

#### **Bedroom One**

13' 11" max x 11' 11" max ( 4.24m max x 3.63m max ) Double glazed window to the front aspect, and a gas central heating radiator.

### **Bedroom Two**

10' 10" max x 12' 10" max ( 3.30m max x 3.91m max ) Double glazed window to the rear and a gas central heating radiator.

### **Bedroom Three**

 $6^{\circ}$  11" max x 10' 11" max ( 2.11m max x 3.33m max ) Double glazed window to the front and a gas central heating radiator.

#### **House Bathroom**

Comprising of a three piece bathroom suite which includes a bath with taps and a shower over, a wash hand basin and a w.c. Two double glazed windows to the rear and a heated towel rail.

#### Exterior

Externally the property has a block paved garden to the front with wall boundary and double gated access allowing for off street parking. To the rear is a South facing garden space with a continuation of the block paved driveway offering a delightful seating area, which then continues to a lawn with established borders.

### Garage

A detached garage with an electric roller shutter door, a storage room to the back with an access door, power and lighting.





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# **Davis Avenue, Castleford**

- Guide Price £260,000 £270,000
- Three Bedroom Detached Family Home
- No Chain
- Through Lounge With Dining Area
- Modern Kitchen

Tenure: Freehold EPC Rating: E

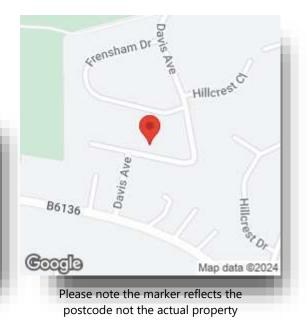
guide price

£260,000 - £270,000









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