



Amberwood Avenue, Castleford WF10 5WA

welcome to

Amberwood Avenue, Castleford

If you're searching for an EXCEPTIONAL family home, we've just found it for you! At a Guide Price of £315,000 - £325,000 this DETACHED PROPERTY offers BEAUTIFULLY PRESENTED, and spacious living accommodation and includes a SUPERB REAR GARDEN, a driveway and INTEGRAL GARAGE!



Entrance Hall

Having an entrance door to the front aspect, a gas central heating radiator and stairs to the first floor landing.

Lounge

11' 1" max x 14' 1" max (3.38m max x 4.29m max)

Having a double glazed box bay window to the front aspect, a useful under stair storage cupboard and two gas central heating radiators.

Dining Kitchen

9' 11" max x 18' 9" max (3.02m max x 5.71m max)

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel one and a half bowl sink and drainer, an electric oven with gas hob, a matching splash back and cooker hood over. Also includes an integrated dish washer and an integrated fridge freezer. Gas central heating radiator, double glazed window to the rear and double glazed French doors leading out to the rear garden.

Utility Area

5' 2" max x 5' 6" max (1.57m max x 1.68m max)

Equipped with a work surface, washing machine and space for a dryer. A door to the W.C and a door leading out to the rear.

W.C

Fitted with a wash hand basin, a low level flush w.c, gas central heating radiator and a double glazed window to the side.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side aspect, a gas central heating radiator, built in cupboard housing the water tank and an access hatch to the loft.

Bedroom One

14' 8" max x 14' 2" max (4.47m max x 4.32m max)

With two double glazed windows to the front aspect, fitted wardrobes and a gas central heating radiator.

En-Suite

Equipped with a shower cubicle, a wash hand basin and a low level flush w.c. Gas central heating radiator and double glazed window to the side aspect.

Bedroom Two

10' 1" max x 9' 9" max (3.07m max x 2.97m max)

With a double glazed window to the front and a gas central heating radiator.

Bedroom Three

12' 1" max x 8' 8" max (3.68m max x 2.64m max)

Double glazed window to the rear and a gas central heating radiator.

Bedroom Four

6' 11" max x 12' 2" max (2.11m max x 3.71m max)

Double glazed window to the rear and a gas central heating radiator.

House Bathroom

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Heated towel rail and a double glazed window to the side aspect.

Exterior

Externally the property has an open garden to the front with a driveway for off street parking and a lawn.

To the rear is an enclosed garden space with a generous patio seating area ideal for entertaining, a raised area with an artificial lawn, and lighting.

Garage

An integral garage with an up and over door, the gas central heating boiler, power and lighting.

Agent Note

The property is currently subject to a fee of £85 per year.



view this property online williamhbrown.co.uk/Property/CAF112636



welcome to

Amberwood Avenue, Castleford

- Guide Price £315,000 - £325,000
- Detached Family Home
- Four Bedrooms
- En-Suite
- Modern Dining Kitchen With Utility

Tenure: Freehold EPC Rating: B

guide price

£315,000 - £325,000



view this property online [williamhbrown.co.uk/Property/CAF112636](https://www.williamhbrown.co.uk/Property/CAF112636)

Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112636 - 0002

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



01977 512628



castleford@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)