

**Dovecote Drive, Ledston Castleford WF10 2BA** 



# welcome to

# **Dovecote Drive, Ledston Castleford**

Looking for a home with IMPRESSIVE views and EXTENSIVE living accommodation set in a highly desirable location, we've found the PERFECT ONE for you! At a Guide Price of £675,000 - £700,000 this STONE BUILT detached property is well maintained and really must be seen to be believed!













#### **Entrance Hall**

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

#### W.C

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

### Lounge

11' 10" max x 18' 7" max ( 3.61m max x 5.66m max ) With a double glazed bay window to the front, a double glazed window to the side and a double glazed window to the rear, also includes a feature fire place with a multi fuel burner, surround and hearth, plus two gas central heating radiators.

#### Kitchen

10' 8" max x 8' 9" max ( 3.25m max x 2.67m max ) Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, a double electric oven, gas hob and a cooker hood over. Also includes a gas central heating radiator and a double glazed window to the rear.

### **Dining Room**

9' 5"  $\max$  x 10' 8"  $\max$  ( 2.87m  $\max$  x 3.25m  $\max$  ) Double glazed window to the front aspect and a gas central heating radiator.

### **Reception Room Three**

10' 6" max x 18' 9" max ( 3.20m max x 5.71m max ) Having double glazed windows to the front and rear, a door leading out to the rear, two gas central heating radiators and an opening to the utility room.

### **Utility Room**

4' 6" max x 7' 10" max ( 1.37m max x 2.39m max ) Fitted with base units and having plumbing for a washing machine, a gas central heating radiator and a double glazed window to the rear.

### **First Floor Landing**

With stairs rising from the ground floor and having two built in storage cupboards, a gas central heating radiator and a double glazed window to the rear aspect.

#### **Bedroom One**

9' 10"  $\max x$  11' 10"  $\max x$  3.61m  $\max x$  3.61m  $\max x$  ) Double glazed window to the front and a gas central heating radiator.

#### **Bedroom Two**

10' 9" max x 9' 10" max ( 3.28m max x 3.00m max ) Double glazed window to the front aspect, fitted wardrobe and a gas central heating radiator.

#### **Bedroom Three**

8' 6" max x 8' 10" max ( 2.59m max x 2.69m max ) Double glazed window to the rear, fitted wardrobe and a gas central heating radiator.

#### **Bedroom Four**

9' 2" max x 8' 7" max ( 2.79m max x 2.62m max ) Double glazed window to the rear and a gas central heating radiator.

#### **House Bathroom**

Equipped 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. Also includes a gas central heating radiator and the access hatch to the boarded loft.

#### **Exterior**

Externally the property is set on a generous plot with open views out to the rear and includes a generous driveway with a lawned garden which includes some plants and shrubbery. To the rear is a further garden space which is mostly laid to lawn and includes a rockery, pond, patio seating area, and a greenhouse.

### Garage

With a roller shutter door to the front, the garage also has power, lighting and a window.

#### **Please Note**

The property has a wall to the rear which is Grade II listed and belongs to Ledston Hall.





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## **Dovecote Drive, Ledston Castleford**

- Stone Built Detached Home
- Four Bedrooms
- Set In A Highly Desirable Location
- Three Reception Rooms
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: Awaited

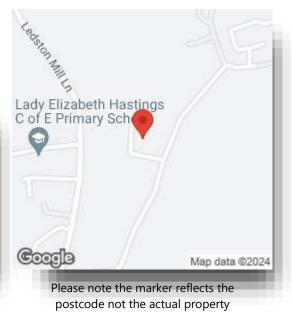
guide price

£675,000 - £700,000









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