



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 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 (3.00m max x 3.61m max)

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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welcome to

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: Awaiting

guide price

£675,000 - £700,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112728 - 0002

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