

Hillcrest Avenue, Castleford WF10 3QL



welcome to

Hillcrest Avenue, Castleford

If you're looking for a DETACHED TRUE BUNGALOW with NO CHAIN and is READY TO MOVE IN TO, then this is the PERFECT PROPERTY for you! At a Guide Price of £250,000 - £260,000 this IMPECCABLE home also includes a conservatory, alarm system, DRIVEWAY, garage and SUPERB gardens!













Dining Kitchen

12' 7" max x 9' 9" max (3.84m max x 2.97m max) Comprising of a 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 a gas hob, tiling to the splash areas and a cooker hood unit over. Also includes a gas central heating radiator, a double glazed window to the side, a double glazed window to the front and a door to the side.

Lounge

10' 8" max x 20' 7" max (3.25m max x 6.27m max) With a double glazed window to the front aspect and a gas central heating radiator.

Hall

Having an access hatch to the boarded loft which also has a loft ladder.

Bedroom One

10' 8" max x 12' 4" max (3.25m max x 3.76m max) With a double glazed window to the front aspect, fitted wardrobes, bedside cabinets and a fitted dressing table, gas central heating radiator and patio doors leading though to the conservatory.

Conservatory

9' 7" max x 6' 7" max (2.92m max x 2.01m max) Having double glazed windows to the rear and sides with a door also to the side aspect.

Bedroom Two

9' max x 9' 9" max (2.74m max x 2.97m max) Double glazed window to the rear and a gas central heating radiator.

Wet Room

Equipped with a shower and seat, a wash hand basin and a low level flush w.c. Built in storage cupboard, heated towel rail and a double glazed window to the side.

Exterior

Set on a well maintained plot, this delightful bungalow has a lawn to the front aspect and a driveway with double gated access. To the rear is a superb garden space with a patio seating area, steps up to a lawn area and access to the detached garage.

Garage

8' 2" max x 17' 5" max (2.49m max x 5.31m max) A detached garage with an electric up and over door, power, lighting and a window to the side.





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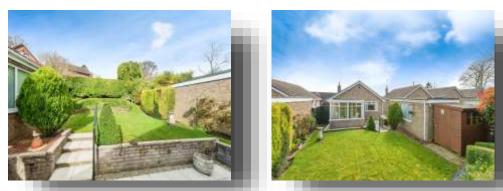
Hillcrest Avenue, Castleford

- Guide Price £250,000 £260,000
- Detached Bungalow
- No Chain
- Two Double Bedrooms
- Wet Room

Tenure: Freehold EPC Rating: Awaited

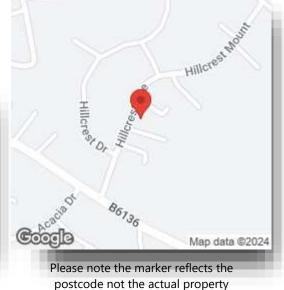
guide price

£250,000 - £260,000



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The Property Ombudsman

Property Ref: CAF112725 - 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.

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