



**College Road, Castleford WF10 3EF**

**welcome to**

**College Road, Castleford**

NO DIY SKILLS? NO PROBLEM! At a Guide Price of £210,000 - £220,000 we've found a HOME FOR YOU that's READY TO MOVE IN TO! Having been RECENTLY REFURBISHED, this IMPECCABLE semi detached is PERFECT for the FAMILY BUYER, come take a look for yourself; call us to view!



### **Entrance Hall**

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

### **Lounge**

11' 9" max x 11' 9" max ( 3.58m max x 3.58m max )  
Featuring a double glazed bay window to the front aspect and a gas central heating radiator.

### **Dining Kitchen**

12' 4" max x 14' 8" max ( 3.76m max x 4.47m 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 stainless steel sink and drainer with mixer tap, an electric oven with an induction hob, tiling to the splash areas and a cooker hood over. Also includes plumbing for a washing machine, and integrated fridge freezer, a useful under stair storage cupboard which also houses the gas central heating boiler, a double glazed window to the side aspect, a sky light, double glazed French doors leading out to the rear garden, and a gas central heating radiator.

### **Bathroom**

6' 3" max x 8' 7" max ( 1.91m max x 2.62m max )  
Set to the ground floor and having a three piece bathroom suite which includes a bath with mixer tap, a wash hand basin and a low level flush w.c Also has part tiling, an extractor fan, gas central heating radiator, ceiling spotlights and a double glazed window to the rear.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side, an an access hatch to the loft space with pull down ladder.

### **Bedroom One**

11' 9" max x 8' 6" max ( 3.58m max x 2.59m max )  
Double glazed window to the front aspect, a gas central heating radiator and a television point.

### **Bedroom Two**

11' 6" max x 8' 3" max ( 3.51m max x 2.51m max )  
Double glazed window to the rear, a gas central heating radiator and a television point.

### **Bedroom Three**

6' 5" max x 8' 4" max ( 1.96m max x 2.54m max )  
Double glazed window to the rear and a gas central heating radiator.

### **Shower Room**

A modern shower room equipped with a shower cubicle, a wash had basin and a low level flush w.c. Also includes a heated towel rail, tiling to the walls and ceiling spotlights.

### **Exterior**

Externally the property has a driveway to the front with a lawn area and both double gated and single gated access. To the rear is a further enclosed garden space with a patio laid to Indian stone, a pathway with lawns, lighting and a storage outbuilding.



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## College Road, Castleford

- Guide Price £210,000 - £220,000
- Extended Semi Detached Home
- Recently Refurbished Throughout
- Three Bedrooms
- Ground Floor Bathroom & Upstairs Shower Room

Tenure: Freehold EPC Rating: C

guide price

**£210,000 – £220,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112736 - 0005

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