



Cowslip Lane, CASTLEFORD WF10 5UG

welcome to

Cowslip Lane, CASTLEFORD

IF YOU'RE in the market for a EXECUTIVE STYLE home, then look no more! At a Guide Price of £390,000 - £400,000 this stylish detached family home offers IMPRESSIVE living accommodation set over three floors and includes FOUR DOUBLE BEDROOMS, CONSERVATORY, two EN-SUITES and a SUPERB rear garden!



Entrance Hall

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

Lounge

18' 9" max x 11' 1" max (5.71m max x 3.38m max)

With double doors from the entrance hall and having a double glazed window to the front aspect with fitted shutters, a feature fire place with an electric fire, surround and hearth, plus a gas central heating radiator.

Study / Second Reception Room

17' 6" max x 8' 7" max (5.33m max x 2.62m max)

Double glazed window to the front aspect with fitted shutters, an under stair storage cupboard and a gas central heating radiator.

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 side.

Dining Kitchen

16' 6" max x 22' 4" max (5.03m max x 6.81m max)

A beautifully designed fitted kitchen with a range of both wall and base units with complimentary quartz work surfaces over. Includes a double electric oven and microwave, an induction hob with splash back and a cooker hood over. Also has a one and a half bowl sink and drainer, an integrated washing machine, integrated dishwasher, larder cupboards, fitted wine cooler and space for a fridge freezer. Also has a breakfast island, two gas central heating radiators, a double glazed window to the rear, a door leading out to the rear garden and an opening to the conservatory.

Conservatory

12' 6" max x 8' 5" max (3.81m max x 2.57m max)

A solid roof conservatory with a sky light, double glazed windows to the rear and side plus French doors leading out to the garden. Also includes a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having double glazed window to the side and a gas central heating radiator.

Bedroom Two

15' 7" max x 11' 10" max (4.75m max x 3.61m max)

Having three double glazed windows to the front aspect and a gas central heating radiator. Also includes a walk in wardrobe and a door to the en-suite facilities.

En-Suite

Fitted with a shower cubicle, wash hand basin and a low level flush w.c. Also includes a heated towel rail and a double glazed window to the front aspect.

Bedroom Three

12' 7" max x 10' 4" max (3.84m max x 3.15m max)

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

Bedroom Four

11' 4" max x 10' 3" max (3.45m max x 3.12m max)

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

House Bathroom

Consisting of a modern bathroom suite which includes a walk in shower cubicle, a bath with mirror and LED spotlights, a wash hand basin set within a vanity storage unit and a low level flush w.c. Also has a heated towel rail, under floor heating and a double glazed window to the side.

Second Floor Landing

With stairs continuing from the first floor and having a double glazed window to the side, plus a gas central heating radiator.

Bedroom One

15' 9" max x 17' 5" max (4.80m max x 5.31m max)

Fitted with four skylights, two gas central heating radiators, a door to the en-suite and door to the walk

in wardrobe.

En-Suite

Equipped with a shower cubicle, wash hand basin and a low level flush w.c. Also includes a heated towel rail, extractor and a skylight to the front aspect.

Exterior

Externally the property has a resin double driveway to the front aspect providing ample off street parking with an electric vehicle charger, while to the rear is a fantastic enclosed garden space with a Jacuzzi hot tub and summer house with power and lighting. Also includes a projector screen and a double power point and an outdoor hot and cold tap. The garden itself also includes a patio seating area, an artificial lawn and some mature plants and shrubbery.



view this property online williamhbrown.co.uk/Property/CAF112786



welcome to

Cowslip Lane, CASTLEFORD

- Guide Price £390,000 - £400,000
- Executive Style Detached Home
- Four Double Bedrooms
- Two En-Suite & Walk-In Wardrobes
- Impressive Dining Kitchen & Conservatory

Tenure: Freehold EPC Rating: C

guide price

£390,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF112786



Property Ref:
CAF112786 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 512628



castleford@williamhbrown.co.uk



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



williamhbrown.co.uk