

**Craig Hopson Avenue, Castleford WF10 5UT** 

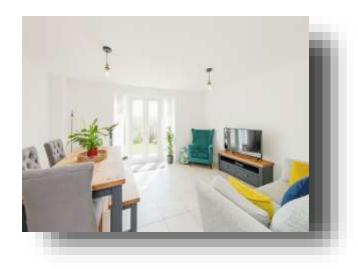


# welcome to

# **Craig Hopson Avenue, Castleford**

MOVING ON UP? The take a look at this INCREDIBLE family home with accommodation set over THREE FLOORS! Beautifully presented throughout, this home is ready to move in to and includes TWO EN-SUITES, a bathroom and a ground floor w.c, OFF STREET PARKING and an ENCLOSED REAR GARDEN!

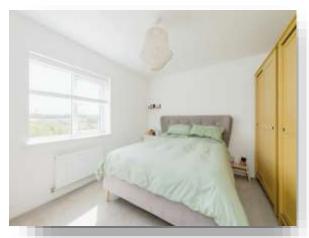












#### **Ground Floor**

With a composite entrance door to the front aspect and stairs to the first floor landing.

### Kitchen

11' 11" max x 11' 2" max ( 3.63m max x 3.40m max ) Comprising of a modern 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, an electric oven with a gas hob, matching splash back and a cooker hood unit over. Integrated appliances include the washing machine, fridge freezer and dishwasher and also includes a walk in storage cupboard, double glazed window to the front, tiled flooring and an opening the lounge / dining area.

## Lounge / Diner

12' max x 15' 5" max ( 3.66m max x 4.70m max ) With double glazed French doors leading out to the rear garden, a continuation of the tiled flooring, and a gas central heating radiator.

### W.C

Equipped with a wash hand basin, low level flush w.c and a gas central heating radiator.

### **First Floor**

## Lounge

15' 5" max x 11' max (4.70m max x 3.35m max)
With a double glazed window to the rear and double glazed French door with Juliet balcony also to the rear, and a gas central heating radiator.

## **Bedroom Three**

9' 4" max x 8' 4" max ( 2.84m max x 2.54m max ) Double glazed window to the front and a gas central heating radiator.

#### **Bathroom**

Comprising of a three piece bathroom suite which includes a bath with mixer tap, a wash hand basin and a low level flush w.c. Part tiling, gas central heating radiator and an extractor fan.

#### **Second Floor**

#### **Bedroom One**

11' 1" ,max x 12' max ( 3.38m ,max x 3.66m max ) With a double glazed window to the rear and a gas central heating radiator.

#### **En-Suite**

Fitted with a shower cubicle, wash hand basin and a w.c. Gas central heating radiator and an extractor fan.

#### **Bedroom Two**

15' 5" max x 9' 1" max ( 4.70m max x 2.77m max ) Having two double glazed windows to the front aspect and a gas central heating radiator.

### **En-Suite**

Equipped with a wash hand basin, a low level flush w.c, shower cubicle, gas central heating radiator and an extractor fan.

#### Exterior

Externally the property has a double driveway to the front while to the rear is an enclosed garden space with a lawn, some plants and shrubbery, a patio seating area and a garden shed.





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# **Craig Hopson Avenue, Castleford**

- Modern Semi Detached Home
- Three Bedrooms
- Accommodation Over Three Floors
- **Beautifully Presented Throughout**
- **Double Driveway**

Tenure: Freehold EPC Rating: B

£250,000









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