



**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 to 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 / Bedroom

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.



**view this property online** [williamhbrown.co.uk/Property/CAF112806](http://williamhbrown.co.uk/Property/CAF112806)



welcome to

## Craig Hopson Avenue, Castleford

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

Tenure: Freehold EPC Rating: B

# £250,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any Mezz Floor areas), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CAF112806](http://williamhbrown.co.uk/Property/CAF112806)



Property Ref:  
CAF112806 - 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](mailto:castleford@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)