



**Acacia Close, Castleford WF10 3PG**

**welcome to**

**Acacia Close, Castleford**

LOOKING FOR YOUR NEXT HOME? Could this BEAUTIFUL dormer style bungalow be PERFECT FOR YOU? Offering GENEROUS living accommodation which includes 3 / 4 DOUBLE BEDROOMS, a superb dining kitchen plus OFF STREET PARKING, a rear garden and a DETACHED GARAGE! Call us to view!



### **Kitchen**

10' 11" max x 20' 4" max ( 3.33m max x 6.20m max )

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over and under cupboard lighting. Includes a double electric oven, a single oven, steam oven and microwave, a gas hob with splash back and a cooker hood over. Also has a sink and drainer, integrated dishwasher, plumbing for a washing machine, fitted wine cooler and space for a fridge freezer. Also has a gas central heating radiator, a double glazed window to the front and side, a door to the side leading to the driveway as well as a door to the front.

### **Lounge**

22' 3" max x 11' 6" max ( 6.78m max x 3.51m max )

Double glazed window to the front aspect, two gas central heating radiators, staircase with feature glass balustrade, and ceiling spotlights.

### **Inner Hall**

With a built in storage cupboard and ceiling spotlights

### **Bedroom One**

8' 4" max x 12' 6" max, plus wardrobe ( 2.54m max x 3.81m max, plus wardrobe )

Double glazed window to the rear, a gas central heating radiator, fitted wardrobes and fitted bedside table units.

### **Bedroom Two**

11' 6" max x 8' 5" max ( 3.51m max x 2.57m max )

Having double glazed French doors to the rear, a gas central heating radiator and built in storage.

### **House Bathroom**

Complete with a three piece bathroom suite which includes a bath with a rainfall shower over and riser, a wash hand basin set within a vanity unit, and a low level flush w.c. Also includes a heated towel rail, ceiling spotlights and a double glazed window to the side.

### **First Floor Landing**

With stairs rising from the ground floor and includes an access hatch to the spacious loft space with lighting and the potential to further extend subject to necessary planning.

### **Bedroom Three**

10' 8" max x 8' 5" max ( 3.25m max x 2.57m max )

Set to the first floor and having a double glazed window to the front, a walk in wardrobe, built in boiler cupboard, a gas central heating radiator and ceiling spotlights.

### **Bedroom Four**

11' 4" max x 11' 7" max ( 3.45m max x 3.53m max )

Also set to the first floor and having a double glazed window to the front, fitted wardrobes, a gas central heating radiator and ceiling spotlights.

### **Exterior**

Externally the property has a block paved drive to the front, side and rear leading to a beautiful split level rear garden with lawns and a patio seating areas to the top level and the drive area.

### **Detached Garage**

9' 1" max x 19' 9" max ( 2.77m max x 6.02m max )

Having an up and over door, power. lighting and a window to the side.

### **Please Note**

The property had a partial rewire in March 2019 which included the installation of a new consumer unit.

The boiler is also covered by a 10 year warranty which ends in May 2028.

The dormer roofing was replaced in September 2020 and is guaranteed for 20 years.



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## Acacia Close, Castleford

- Guide Price £270,000 - £280,000
- Semi Detached Home
- Three / Four Double Bedrooms
- Beautifully Presented Throughout
- Ideal Family Home

Tenure: Freehold EPC Rating: E

guide price

**£270,000 - £280,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112841 - 0007

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