



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.



view this property online williamhbrown.co.uk/Property/CAF112841



welcome to

Acacia Close, Castleford

- Guide Price £260,000 - £270,000
- Semi Detached Home
- Three / Four Double Bedrooms
- Beautifully Presented Throughout
- Ideal Family Home

Tenure: Freehold EPC Rating: E

guide price

£260,000 - £270,000



view this property online [williamhbrown.co.uk/Property/CAF112841](https://www.williamhbrown.co.uk/Property/CAF112841)

Please note the marker reflects the
postcode not the actual property



Property Ref:
CAF112841 - 0009

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](https://www.williamhbrown.co.uk)