



Kensington Gardens, Castleford WF10 5JZ

welcome to

Kensington Gardens, Castleford

MOVING ON UP? At a Guide Price of £230,000 - £240,000 can you afford to miss out on this incredible family home? With accommodation over three floor, this spacious property offers FOUR good size bedrooms with the master having an EN-SUITE, a lounge with a BALCONY and a DRIVEWAY with a GARAGE!



Entrance Hall

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

W.C

Equipped with a wash hand basin, a w.c, and a heated towel rail.

Utility Room

6' 8" max x 6' 4" max (2.03m max x 1.93m max)

Fitted with a range of both wall and base units with a work surface over and includes a sink and drainer, plumbing for a washing machine, a cupboard housing the gas central heating boiler, gas central heating radiator and a door to the rear.

Bedroom Four

9' 6" max x 9' 6" max (2.90m max x 2.90m max)

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

First Floor Landing

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

Lounge

14' 5" max x 10' 5" max (4.39m max x 3.17m max)

Having a double glazed patio doors leading out to the balcony and double doors leading through to the dining kitchen.

Dining Kitchen

16' 4" max x 9' 6" max (4.98m max x 2.90m 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 an electric hob and a cooker hood over. Also includes an integrated dish washer, space for a fridge freezer, gas central heating radiator and double glazed French doors to the rear with a Juliet balcony.

Second Floor Landing

With stairs continuing from the first floor and having a built in storage cupboard, gas central heating radiator and a loft access hatch.

Bedroom One

9' 8" max x 10' 6" max, plus wardrobe (2.95m max x 3.20m max, plus wardrobe)

With a double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

En-Suite

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

Bedroom Two

9' 4" max x 8' 2" max, plus door recess (2.84m max x 2.49m max, plus door recess)

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

Bedroom Three

9' 8" max x 6' 5" max (2.95m max x 1.96m max)

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

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Also includes ceiling spotlights and a double glazed window to the side.

Exterior

Externally the property has a double driveway to the front and access to the integral garage, while to the rear is an enclosed garden space with a patio, lawn, out door tap and a power point.

Garage

9' 2" max x 17' 8" max (2.79m max x 5.38m max)

Having a roller shutter door to the front aspect, power and lighting.



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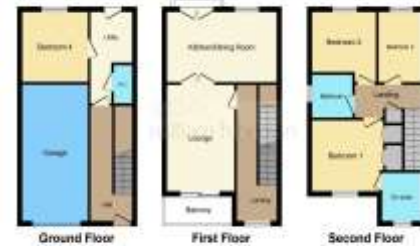
Kensington Gardens, Castleford

- Guide Price £230,000 - £240,000
- End Terrace Home
- Four Bedrooms
- Accommodation Over Three Floors
- Master Bedroom With En-Suite

Tenure: Freehold EPC Rating: C

guide price

£230,000 – £240,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112771 - 0003

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