



**Elmete Road, Castleford WF10 2NL**

**welcome to**

**Elmete Road, Castleford**

Looking to buy a home for your family? At a Guide Price of £160,000 - £170,000 this spacious property offers FANTASTIC living accommodation throughout which includes a KITCHEN with UTILITY ROOM, TWO RECEPTION ROOMS, of street parking and a REAR GARDEN!



### **Entrance Hall**

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

### **Kitchen**

9' 4" max x 14' 4" max ( 2.84m max x 4.37m max )  
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, tiling to the splash areas and a cooker hood over. Also includes double glazed windows to the rear and side plus a door to the side.

### **Utility / W.C**

6' 3" max x 5' 3" max ( 1.91m max x 1.60m max )  
Fitted with a work top and includes plumbing for a washing machine, space for a dryer, a gas central heating radiator, a w.c and a double glazed window to the front.

### **Dining Room**

9' 3" max x 8' 3" max ( 2.82m max x 2.51m max )  
Having a double glazed window to the front aspect and a gas central heating radiator.

### **Lounge**

12' 3" max x 11' 4" max ( 3.73m max x 3.45m max )  
Featuring an electric wall mounted fire, a gas central heating radiator and French doors leading out to the rear garden.

### **First Floor Landing**

With stairs rising from the ground floor and having a built in airing cupboard which houses the boiler, and an access hatch to the part boarded loft.

### **Bedroom One**

9' 5" max x 13' 4" max ( 2.87m max x 4.06m max )  
Double glazed window to the front and a gas central heating radiator.

### **Bedroom Two**

9' 4" max x 12' 10" max ( 2.84m max x 3.91m max )  
With double glazed windows to the front and side aspect, plus a gas central heating radiator.

### **Bedroom Three**

8' 8" max x 9' 6" max ( 2.64m max x 2.90m max )  
Double glazed window to the rear and a gas central heating radiator.

### **House Bathroom**

Comprising of a four piece bathroom suite which includes a bath with mixer tap, a wash hand basin, a walk in shower and a low level flush w.c. Also includes two double glazed windows to the rear.

### **Exterior**

Externally the property has a driveway to the front aspect while to the rear is an enclosed garden space with a patio seating area and an artificial lawn with steps then leading up to a raised lawn area, an area laid to slate and a wooden outbuilding with power and lighting.

### **Please Note**

The property was fitted with a new roof in May 2023.



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## Elmete Road, Castleford

- Guide Price £160,000 - £170,000
- Semi Detached Home
- Three Bedrooms
- Kitchen With Utility Room
- Two Reception Rooms

Tenure: Freehold EPC Rating: Awaiting

guide price

**£160,000 - £170,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112833 - 0006

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