



**Blenheim Way, Castleford WF10 5GG**

**welcome to**

**Blenheim Way, Castleford**

If you're looking for a home with the WOW FACTOR, this is the property for you! With a Guide Price of £400,000 - £425,000 this IMPRESSIVE detached home includes FIVE DOUBLE BEDROOMS, a kitchen with CONSERVATORY and a DELIGHTFUL REAR GARDEN with a SUMMERHOUSE!



## Ground Floor

### Entrance Porch

Having a composite stable door to the front aspect and a door to the entrance hall.

### Entrance Hall

Featuring an impressive and welcoming entrance hall which includes a built in storage cupboard with an automatic light, gas central heating and an oak staircase to the first floor accommodation.

### W.C

Equipped with a wash hand basin, a low level flush w.c and a gas central heating radiator.

### Study / Snug

7' 6" max x 9' 4" max ( 2.29m max x 2.84m max )  
Having a double glazed window to the front with fitted shutters, and a gas central heating radiator.

### Kitchen

7' 6" max x 17' 9" max ( 2.29m max x 5.41m 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 five ring gas hob, matching splash back and a cooker hood extractor over. Also includes an integrated washing machine and a fridge freezer, plumbing for a washing machine, Karndean flooring and an opening to the conservatory.

### Conservatory

9' 10" max x 9' 1" max ( 3.00m max x 2.77m max )  
Having a tinted roof, fitted shutters to the windows and fitted shutters to the French doors. Gas central heating radiator and power points.

### Lounge

11' 2" max x 15' 2" max ( 3.40m max x 4.62m max )  
Fitted with bi-fold doors to the rear aspect, two gas central heating radiators and air conditioning.

## Garage / Utility

16' 2" max x 8' 4" max ( 4.93m max x 2.54m max )  
Currently used as a play room and includes a gas central heating boiler, a gas central heating radiator, worktop and storage cupboards.

## First Floor Landing

With stairs rising from the ground floor and having two built in storage cupboards and a gas central heating radiator.

## First Floor

### Bedroom Two

13' 2" max x 12' 9" max, plus wardrobe ( 4.01m max x 3.89m max, plus wardrobe )  
Having two double glazed windows to the front aspect with fitted shutters, fitted wardrobes, gas central heating radiators and air conditioning.

### En-Suite

Equipped with a shower, wash hand basin and a low level flush w.c. Double glazed window to the side and a gas central heating radiator.

### Bedroom Three

10' 3" max x 14' 3" max ( 3.12m max x 4.34m max )  
Double glazed window to the rear aspect with fitted shutters and a gas central heating radiator.

### Bedroom Four

8' 6" max x 11' 8" max ( 2.59m max x 3.56m max )  
Double glazed window to the rear with fitted shutters and a gas central heating radiator.

### Bedroom Five

7' 9" max x 10' 9" max ( 2.36m max x 3.28m max )  
Double glazed window to the front and a gas central heating radiator.

## House Bathroom

Equipped with a three piece bathroom suite which includes a bath mixer tap, a wash hand basin and a low level flush w.c. Double glazed window to the rear and a gas central heating radiator.

## Second Floor

### Bedroom One

15' 7" max x 23' 10" max ( 4.75m max x 7.26m max )  
With three double glazed windows to the rear and a window to the front aspect with built in black out blinds, built in storage to the eaves, and an access hatch to the fully boarded loft.

### En-Suite

Having a shower, wash hand basin, a low level flush w.c and a heated towel rail. Double glazed window to the rear and an extractor.

## Exterior

Externally the property has ample off street parking to the front while to the rear is a beautifully maintained garden space with an Indian stone patio seating area, an artificial lawn, hot tub house and a summer house.

## Summer House

14' 5" max x 9' 6" max ( 4.39m max x 2.90m max )  
Fitted with windows to the front aspect, doors to the side and power points.



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welcome to

## Blenheim Way, Castleford

- Guide Price £400,000 - £425,000
- Spacious Detached Home
- Five Bedrooms
- Two En-Suites & House Bathroom
- Exceptionally Well Presented Throughout

Tenure: Freehold EPC Rating: B

guide price

**£400,000 - £425,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112847 - 0004

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