



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 £380,000 - £390,000 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 £380,000 - £390,000
- Spacious Detached Home
- Five Bedrooms
- Two En-Suites & House Bathroom
- Exceptionally Well Presented Throughout

Tenure: Freehold EPC Rating: B

guide price

£380,000 - £390,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any flat roof areas), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.housepoint.com



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Property Ref:
CAF112847 - 0006

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