



Elm View, CASTLEFORD WF10 5QY

welcome to

Elm View, CASTLEFORD

If you're looking for a MODERN, BEAUTIFUL and SPACIOUS HOME then we may have found the PERFECT PROPERTY for you! At a Guide Price of £335,000 - £345,000 this exceptional home offers SUPERB living spaces throughout and includes AMPLE OFF STREET PARKING, an INTEGRAL GARAGE and GARDENS!



Entrance Hall

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

Lounge

10' 6" max x 15' 1" max (3.20m max x 4.60m max)

Having a double glazed window to the front aspect and a gas central heating radiator.

Dining Kitchen

21' 2" max x 9' 8" max (6.45m max x 2.95m 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 stainless steel sink and drainer, an electric oven with an electric hob, matching splash back and a cooker hood over. Also includes an integrated dishwasher and fridge freezer, a gas central heating radiator, a double glazed window to the rear and double glazed French doors leading out to the rear garden.

Utility Room

5' 4" max x 6' 4" max (1.63m max x 1.93m max)

Fitted with wall and base units, a work top, space for a dryer, plumbing for a washing machine, a cupboard housing the gas central heating boiler and a door to the rear.

W.C

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

First Floor Landing

With stairs rising from the ground floor and having an access hatch to the part boarded loft which has a pull down ladder and light.

Bedroom One

10' 6" max x 13' 4" max (3.20m max x 4.06m max)

Double glazed window to the front aspect, fitted wardrobe and a gas central heating radiator.

En-Suite

Equipped with a shower cubicle, a wash hand basin and a low level flush w.c. Also includes a heated towel rail and a double glazed window to the front.

Bedroom Two

10' 2" max x 11' 8" max (3.10m max x 3.56m max)

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

Bedroom Three

12' 6" max x 10' 6" max (3.81m max x 3.20m max)

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

Bedroom Four

10' 2" max x 9' 2" max (3.10m max x 2.79m max)

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

Bedroom Five

6' 9" max x 7' max (2.06m max x 2.13m 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 a heated towel rail, and a double glazed window to the side.

Exterior

Externally the property has an open garden to the front with a lawn and a double driveway giving access to the integral garage. To the rear is an enclosed garden space with a lawn and access to the side.

Integral Garage

Having an up and over door, power and lighting.

Please Note

The property has access rights to the road in front and is currently subject to a £90 per year management fee.



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Elm View, CASTLEFORD

- Guide Price £335,000 - £345,000
- Detached Family Home
- Five Bedrooms
- En-Suite, House Bathroom & Ground Floor W.C
- Modern & Well Presented Throughout

Tenure: Freehold EPC Rating: B

guide price

£335,000 - £345,000



view this property online [williamhbrown.co.uk/Property/CAF112822](https://www.williamhbrown.co.uk/Property/CAF112822)

Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112822 - 0002

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