



Topcliffe Way, CASTLEFORD WF10 5WE

welcome to

Topcliffe Way, CASTLEFORD

*** GUIDE PRICE £220,000-£230,000*** MOVING ON UP? If you're looking for your next family home, we've got a FANTASTIC semi detached property for you! MODERN and BEAUTIFULLY PRESENTED throughout, this superb property is ready to move in to and includes OFF STREET PARKING and an enclosed rear garden!



Entrance Hall

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

Lounge

12' 10" max x 13' 9" max (3.91m max x 4.19m max)
Double glazed window to the front aspect and a gas central heating radiator.

Dining Kitchen

13' 6" max x 15' 5" max (4.11m max x 4.70m max)
Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary Quartz work surfaces over. Includes an electric double oven, a gas hob with matching splash back and a cooker hood over. Also with integrated appliances which included the washing machine, dish washer and fridge freezer. Built in storage cupboard, gas central heating radiator, double glazed window to the rear and French doors leading out to the rear garden.

W.C

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

First Floor Landing

With stairs rising from the ground floor and having an access hatch to the part boarded loft.

Bedroom One

11' 1" max x 10' 1" max, plus wardrobe (3.38m max x 3.07m max, plus wardrobe)
Having a double glazed window to the front aspect, fitted wardrobe and a gas central heating radiator.

En-Suite

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

Bedroom Two

10' 8" max x 8' 6" max (3.25m max x 2.59m max)
Double glazed window to the rear and a gas central

heating radiator.

Bedroom Three

6' 6" max x 10' 8" max (1.98m max x 3.25m max)
Double glazed window to the rear, built in wardrobe and a gas central heating radiator.

House Bathroom

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Gas central heating radiator and a double glazed window to the side.

Exterior

Externally the property has a double driveway to the front and a pathway providing access to the rear garden. The rear garden itself has an Indian stone patio seating area, an artificial lawn and an outbuilding.

Outbuilding

14' 2" max x 14' 2" max (4.32m max x 4.32m max)
Constructed from Breeze Block and having both power and lighting.

Please Note

The property is currently subject to a site fee of approximately £150 per year.



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Topcliffe Way, CASTLEFORD

- Modern Semi Detached
- GUIDE PRICE £220,000-£230,000
- Three Bedrooms
- Beautiful Dining Kitchen
- Master Bedroom With En-Suite

Tenure: Freehold EPC Rating: B

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF112862 - 0003

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