



Warren House Road, Allerton Bywater CASTLEFORD WF10 2FB

welcome to

Warren House Road, Allerton Bywater CASTLEFORD

LOOKING for your PERFECT FAMILY HOME? At a Guide Price of £230,000 - £240,000 this SPACIOUS semi detached offer fantastic living accommodation set over THREE FLOORS and includes an EN-SUITE, an INTEGRAL GARAGE, off street parking and an enclosed garden to the rear!
Call is to view!



Ground Floor

Entrance Hall

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

Dining Kitchen

11' 11" max x 11' 7" max (3.63m max x 3.53m max)

Comprising of a modern 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 plumbing for both a washing machine and a dishwasher, an integrated fridge freezer, gas central heating radiator, a double glaze window to the rear and double glazed French doors leading out to the rear garden.

W.C

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

First Floor

Lounge

15' 7" max x 11' 7" max (4.75m max x 3.53m max)

With double glazed French doors to the front aspect with a Juliet balcony, and a gas central heating radiator.

Bedroom One

8' 10" max x 13' 3" max (2.69m max x 4.04m max)

Includes two double glazed windows to the front aspect, fitted wardrobes, gas central heating radiator and a door to the en-suite facilities.

En-Suite

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

Second Floor

Bedroom Two

9' 6" max x 15' 7" max (2.90m max x 4.75m max)

With two double glazed windows to the rear aspect and a gas central heating radiator.

Bedroom Three

11' 8" max x 8' max (3.56m max x 2.44m max)

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

Bedroom Four

7' 9" max x 7' 2" max (2.36m max x 2.18m max)

Double glazed window to the front 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. Gas central heating radiator and tiling to the walls and floor.

Exterior

Externally the property has a driveway to the front allowing for off street parking while to the rear is an enclosed garden space with a lawn and a garden shed.

Garage

8' 5" max x 17' 4" max (2.57m max x 5.28m max)

An integral garage with a roller door, power points and lighting.



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Warren House Road, Allerton Bywater CASTLEFORD

- Guide Price £230,000 - £240,000
- Semi Detached Home
- Four Bedrooms
- Accommodation Over Three Floors
- Master Bedroom With En-Suite

Tenure: Freehold EPC Rating: C

guide price

£230,000 – £240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF112794 - 0003

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