

Hillcrest Close, Castleford WF10 3QS



welcome to

Hillcrest Close, Castleford

ARE you looking for a SPACIOUS DETACHED HOME? At a Guide Price of £280,000 - £290,000 this home offers SUPERB living accommodation throughout which includes THREE DOUBLE BEDROOMS, an impressive dining kitchen, OFF STREET PARKING and a REAR GARDEN!













Entrance Porch

Having the entrance door to the front aspect, two double glazed windows to the front aspect and a door to the entrance hall.

Entrance Hall

With stairs to the first floor landing.

Dining Kitchen

21' 3" max x 19' 5" max (6.48m max x 5.92m max) Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an electric oven with space for a microwave above, an electric hob set into an island breakfast bar with a cooker hood over. Also includes an integrated dishwasher, space for a fridge freezer, a gas central heating radiator and double glazed windows to the side and front and a door to the rear.

The kitchen also has a utility cupboard which is fitted with a work top and has plumbing for a washing machine and space for a dryer.

W.C

Equipped with a wash hand basin and a low level flush w.c.

Lounge

9' 9" max x 19' 9" max (2.97m max x 6.02m max) Having a double glazed window to the front aspect, two gas central heating radiators and double glazed French doors leading though to the conservatory.

Conservatory

7' 8" max x 9' 8" max (2.34m max x 2.95m max) Of Upvc construction and having double glazed windows to the rear and sides plus French doors leading out to the rear garden.

First Floor Landing

With stairs rising from the first floor landing and having a gas central heating radiator, a built in storage cupboard, gas central heating radiator and access to the loft which houses the solar battery.

Bedroom One

16' 4" max x 9' 2" max (4.98m max x 2.79m max) With a double glazed window to the front and a double glazed window to the rear, plus two gas central heating radiators.

Bedroom Two

13' 9" max x 7' 9" max (4.19m max x 2.36m max) Double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

10' 4" max x 10' 2" max (3.15m max x 3.10m max) Double glazed window to the front aspect, wardrobe and a gas central heating radiator.

En-Suite

A newly fitted en-suite equipped with a shower, wash hand basin, w.c and a heated towel rail. Double glazed window to the front.

House Bathroom

Consisting of a modern three piece bathroom which includes a bath with a shower over, a wash hand basin with vanity storage unit and a low level flush w.c. Heated towel rail and a double glazed window to the front.

Exterior

Externally the property has an open garden to the front which is laid to lawn while to the rear and side is a further lawned garden space which also includes a patio, block paving and a covered seating area and an outbuilding.

Outbuilding

17' 2" max x 15' 8" max (5.23m max x 4.78m max) Having double doors to the front.





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- Guide Price £280,000 £290,000
- Extended Detached Home
- Three Double Bedrooms
- Master Bedroom With En-suite
- Owned Solar Panels

Tenure: Freehold EPC Rating: D

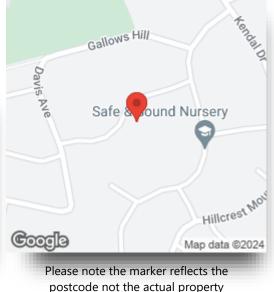
guide price

£280,000 - £290,000



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The Property Ombudsman

Property Ref: CAF112881 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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