



**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 through 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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## Hillcrest Close, Castleford

- 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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Property Ref:  
CAF112881 - 0004

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