



Middleton Little Road, Allerton Bywater CASTLEFORD WF10 2FJ

welcome to

Middleton Little Road, Allerton Bywater CASTLEFORD

PRACTICALLY PERFECT IN EVERY WAY, this beautiful home is set over THREE floors provides FANTASTIC living accommodation throughout., From the SUPER SUN ROOM to the en-suite facilities, this FOUR BEDROOM HOME is PERFECT for the family buyer and at a Guide Price of £290,000 - £300,000 it's UNMISSABLE!



Entrance Hall

Having the entrance door to the front aspect, a double glazed window to the side and a gas central heating radiator.

W.C

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

Lounge

14' 8" max x 14' 5" max (4.47m max x 4.39m max)
Double glazed window to the front aspect, an opening to the sun room, stairs to the first floor landing with feature glass balustrade, and a gas central heating radiator.

Dining Kitchen

14' 9" max x 11' 3" max (4.50m max x 3.43m max)
Comprising of a modern and contemporary fitted kitchen with a range of both wall and base units with complimentary work surfaces over, includes a sink with mixer tap, a double electric oven with five ring gas hob and a matching cooker hood extractor over. Integrated washing machine, under lights to the wall units, double glazed French doors leading out to the rear garden and a gas central heating radiator.

Sun Room

9' 5" max x 11' 9" max (2.87m max x 3.58m max)
Having double glazed windows to the side and rear aspect, with French doors leading out to the rear garden and a skylight above. Ceiling spotlights and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having double glazed windows to the front, rear and side, a built in storage cupboard and a gas central heating radiator.

Bedroom One

10' max x 14' 9" max (3.05m max x 4.50m max)
Having a double glazed window to the front and a double glazed window to the rear, gas central heating radiator.

Bedroom Four

7' 6" max x 7' 6" max (2.29m max x 2.29m max)
Double glazed window to the rear and a gas central heating radiator.

House Bathroom

Fitted with a three piece bathroom suite which includes a a bath with taps and a shower over, a wash hand basin and the low level flush w.c. Part tiling, gas central heating radiator and a double glazed window to the front aspect.

Second Floor Landing

With two gas central heating radiators, double glazed window to the front and a double glazed door leading out into the balcony, built in storage cupboard and access hatch to the partly boarded loft.

Bedroom Two

10' max x 14' 8" max (3.05m max x 4.47m max)
Double glazed window to the front and a double glazed window to the rear, gas central heating radiator.

Bedroom Three

9' 6" max x 7' 5" max (2.90m max x 2.26m max)
Double glazed window to the rear and a gas central heating radiator.

Shower Room

Fitted with a shower cubicle, a wash hand basin and a low level flush w.c. Ga central heating radiator and a double glazed window to the front.

Exterior

Externally the property has a West facing garden to the rear with a patio seating area, two lawn areas, garden shed raised sleepers and outdoor lights.



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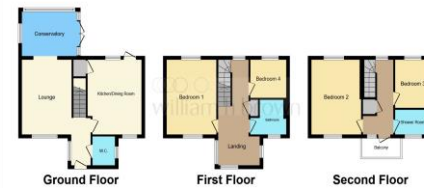
Middleton Little Road, Allerton Bywater CASTLEFORD

- Guide Price £290,000 - £300,000
- Four Bedroom Family Home
- Beautifully Presented Throughout
- Ground Floor W.C & An En-Suite
- Sun Room

Tenure: Freehold EPC Rating: B

guide price

£290,000 - £300,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, coverings and elevations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF112917 - 0004

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