



**Hillcrest Drive, Castleford WF10 3QW**

**welcome to**

**Hillcrest Drive, Castleford**

MOVING ON UP? At a Guide Price of £310,000 - £320,000 this FANTASTIC detached home offers beautifully maintained living accommodation throughout and includes THREE / FOUR DOUBLE BEDROOMS, an en-suite and a MODERN KITCHEN with a UTILITY room! This is an UNMISSABLE property so CONTACT US to view!



### **Entrance Hall**

Having the entrance door to the front aspect and double glazed windows also to the front, stairs to the first floor landing, and a built in cupboard housing the gas central heating boiler and aqua air heating vents.

### **Study / Bedroom Four**

9' 6" max x 7' 6" max ( 2.90m max x 2.29m max )

With a double glazed window to the front aspect and aqua air heating vent.

### **W.C**

Equipped with a low level flush w.c, a wash hand basin set within a vanity storage unit, an extractor and aqua air heating vent.

### **Dining Room**

9' 9" max x 9' 10" max ( 2.97m max x 3.00m max )

With double glazed French doors to the rear aspect and an aqua air heating vent.

### **Kitchen**

9' 9" max x 8' 10" max ( 2.97m max x 2.69m max )

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with an integrated microwave above, an electric hob with a matching splash back and a cooker hood unit over. Also includes an integrated dishwasher and an integrated under counter fridge, aqua air vent and a double glazed window to the rear.

### **Utility Room**

6' 5" max x 4' 10" max ( 1.96m max x 1.47m max )

Fitted with a work surface, and wall mounted units, plumbing for a washing machine, space for a dryer and space for an under counter freezer. Aqua air vent and a door to the side aspect.

### **Lounge**

23' max x 11' 4" max ( 7.01m max x 3.45m max )

Having double glazed French doors to the rear and a double glazed window to the front, two aqua air vents.

### **First Floor Landing**

With stairs rising from the ground floor and having a built in storage cupboard.

### **Bedroom One**

12' 9" max x 11' 5" max ( 3.89m max x 3.48m max )

Double glazed window to the front aspect, fitted wardrobe and dressing table, walk in wardrobe with lighting, aqua air heating vent and a door to the en-suite.

### **En-Suite**

Equipped with a shower cubicle, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Double glazed window to the rear and an aqua air heating vent.

### **Bedroom Two**

8' 8" max x 14' 2" max ( 2.64m max x 4.32m max )

Double glazed window to the rear, fitted wardrobe and dressing table, plus an aqua air heating vent.

### **Bedroom Three**

12' max x 9' 9" max ( 3.66m max x 2.97m max )

Double glazed window to the front, fitted wardrobe and an aqua air heating vent.

### **House Bathroom**

Consisting of a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin and low level flush w.c set within a vanity storage unit. Also has an LED mirror, the loft access hatch and a double glazed window to the rear.

### **Exterior**

Externally the property has a pebble drive to the front aspect with double gated access and a detached garage.

To the rear is a good size garden space with a patio seating area, lawn, built in BBQ and a decked area with a pagoda.

### **Garage**

15' 7" max x 14' 7" max ( 4.75m max x 4.45m max )

A detached garage with an electric roller door, and a door to the side. The roof space of the garage is also boarded for storage and includes a ladder for access.



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## Hillcrest Drive, Castleford

- Guide Price £310,000 - £320,000
- Fantastic Detached Home
- Three / Four Double Bedrooms
- Master With An En-Suite
- Ground Floor W.C

Tenure: Freehold EPC Rating: C

guide price

**£310,000 - £320,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112463 - 0005

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william h brown



**01977 512628**



[castleford@williamhbrown.co.uk](mailto:castleford@williamhbrown.co.uk)



10 Bank Street, CASTLEFORD, West Yorkshire, WF10 1HZ



[williamhbrown.co.uk](http://williamhbrown.co.uk)