

Redhill Heights, Glasshoughton CASTLEFORD WF10 4TJ



welcome to

Redhill Heights, Glasshoughton CASTLEFORD

If you've been searching for your PERFECT FAMILY HOME, we may have just found it for you! At a Guide Price of£325,000 - £350,000 this IMPRESSIVE DETACHED home offers SUPERB MODERN living accommodation throughout and includes off street parking, a detached GARAGE and an ENCLOSED REAR GARDEN!













Entrance Hall

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

W.C

Equipped with a wash hand basin set within a vanity storage unit and a low level flush w.c. Under floor heating and a double glazed window to the front.

Lounge

11' 6" max x 17' 2" max (3.51m max x 5.23m max) A spacious lounge with two double glazed windows to the front aspect and double glazed French doors to the rear. A feature fireplace with an inset gas fire, surround and hearth, plus a gas central heating radiator.

Dining Kitchen

17' 1" max x 11' 6" max (5.21m max x 3.51m max) Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over and LED under lighting. Includes a sink with an instant InSinkErator hot water tap, two electric ovens with a warming drawer, an induction hob and a cooker hood extractor over. Also includes a breakfast bar, two larder cupboards, integrated dish washer and wine fridge plus space for a fridge freezer. Also has ceiling spotlights, two double glazed windows to the front with fitted shutters, a gas central heating radiator and an opening to the conservatory.

Conservatory

9' 4" max x 10' $\overline{5}$ " max (2.84m max x 3.17m max) With double glazed patio doors to the rear and to the side, a solid roof incorporating a glass latern, a gas central heating radiator and ceiling spotlights.

Utility Room

5' 6" max x 5' 11" max (1.68m max x 1.80m max) Fitted with wall and base units and a work top. Includes the gas central heating boiler, plumbing for a washing machine, a gas central heating radiator and a door to the rear.

First Floor Landing

With stairs rising from the ground floor and having a built in storage cupboard housing the hot water tank, a double glazed window to the front with fitted shutter and an access hatch to the part boarded loft.

Bedroom One

11' 8" max x 17' 2" max (3.56m max x 5.23m max) With a double glazed window to the front and a double glazed window to the rear with fitted shutters, a fitted seven door wardrobe, six fitted drawers and two gas central heating radiators.

En-Suite

Consisting of a three piece bathroom suite which includes a bath, a wash hand basin set within a vanity storage unit and a low level flush w.c. Heating towel rail, ceiling spotlights and a double glazed window to the front with a fitted shutter.

Bedroom Two

8' 7" max x 11' 8" max (2.62m max x 3.56m max) With a double glazed window to the rear with a fitted shutter, fitted wardrobe and a gas central heating radiator.

Bedroom Three

6' 2" max x 11' 8" max (1.88m max x 3.56m max) Having a double glazed window to the front aspect with a fitted shutter, fitted wardrobe and a gas central heating radiator.

Shower Room

Equipped with a walk in shower, a wash hand basin and a low level flush w.c. Heated towel rail and a double glazed window to rear.

Exterior

Externally the property has a block paved driveway to the front and side which also gives access to the detached garage.

To the rear is a enclosed garden space with out door lighting, two Indian stone patio areas, a decked area and a gazebo. Also includes an area laid to an artificial lawn, and an out door tap.

Garage

A detached garage with an electric roller shutter door, power, and lighting.





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Redhill Heights, Glasshoughton CASTLEFORD

- Guide Price £325,000 £350,000
- Exceptional Detached Home
- Three Bedrooms With Fitted Wardrobes
- Master Bedroom With An En-Suite Bathroom
- Modern Dining Kitchen

Tenure: Freehold EPC Rating: D

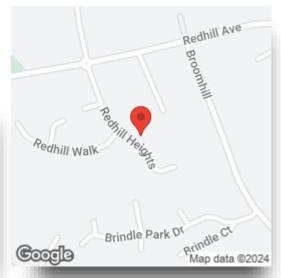
guide price

£325,000 - £350,000









Please note the marker reflects the postcode not the actual property

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