



**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 InSinkEerator 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' 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 lantern, 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**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any Mezz floor areas), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.housepoint.com



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Property Ref:  
CAF112910 - 0003

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