



Acacia Drive, Castleford WF10 3PF

welcome to

Acacia Drive, Castleford

SEARCHING for your NEXT FAMILY HOME? At a Guide Price of £300,000 - £310,000 this IMPRESSIVE property offers spacious living accommodation which includes a kitchen with a UTILITY room, a SECOND RECEPTION ROOM plus a ground floor W.C. With OFF STREET PARKING a GARAGE and rear garden, call us to view!



Entrance Porch

Having an entrance door to the front aspect and a double glazed window to the side.

Lounge / Diner

16' 9" max x 23' 6" max (5.11m max x 7.16m max)

With a double glazed bay window to the front aspect with fitted blinds, two gas central heating radiators, stairs to the first floor landing and patio doors to the rear.

Snug

9' max x 7' 9" max (2.74m max x 2.36m max)

Having double glazed French doors to the rear with fitted blinds.

Kitchen

8' 7" max x 17' 1" max, plus fridge freezer space (2.62m max x 5.21m max, plus fridge freezer space)

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a sink and drainer, an electric double oven, and an induction hob with a matching splash back and a cooker hood unit over. Also includes a gas central heating radiator, space for a fridge freezer, a built in cupboard and double glazed windows to the rear and side.

Utility Room

7' 6" max x 6' 2" max (2.29m max x 1.88m max)

Includes a work top with fitted wall units above, plumbing for a washing machine, a heated towel rail, double glazed window to the rear with fitted blinds and a door also to the rear.

W.C

Equipped with a wash hand basin set within a vanity storage unit and a low level flush w.c.

First Floor Landing

With stairs rising from the ground floor and having an access hatch to the part boarded loft.

Bedroom One

8' 6" max, plus wardrobe x 13' 3" max (2.59m max, plus wardrobe x 4.04m max)

Double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Two

10' 7" max x 10' 6" max (3.23m max x 3.20m max)

Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

7' 6" max x 10' 8" max, plus wardrobe (2.29m max x 3.25m max, plus wardrobe)

Having a double glazed window to the rear with fitted blinds, a gas central heating radiator and fitted wardrobe.

Bedroom Four

10' 3" max x 6' 2" max (3.12m max x 1.88m max)

Having a double glazed window to the front with fitted shutters, a built in storage cupboard and a gas central heating radiator.

House Bathroom

Complete with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Also includes built in storage, a gas central heating radiator and a double glazed window to the rear with fitted blinds.

Exterior

Externally the property has a block paved driveway to the front with an electric car charging point and gated access to the side.

To the rear is an Indian stone patio with raised sleeper beds and an outdoor tap.

Garage

An attached garage with an electric roller door, power, lighting and also containing the gas central heating boiler and water tank.



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Acacia Drive, Castleford

- Guide Price £300,000 - £310,000
- Extended Detached Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen With Utility Room

Tenure: Freehold EPC Rating: Awaiting

guide price

£300,000 - £310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF112877 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 512628



castleford@williamhbrown.co.uk



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



williamhbrown.co.uk