

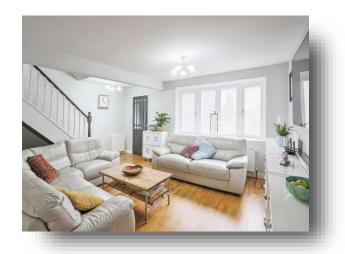
Acacia Drive, Castleford WF10 3PF



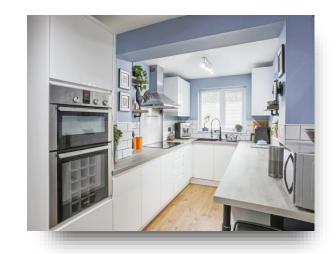
welcome to

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" $\max (3.23 \text{m max x } 3.20 \text{m max})$ 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.





welcome to

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: Awaited

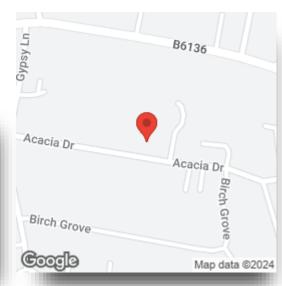
guide price

£300,000 - £310,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF112877



Property Ref: CAF112877 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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