



Warren House Road, Allerton Bywater Castleford WF10 2FB

welcome to

Warren House Road, Allerton Bywater Castleford

If you're in the market for a SPACIOUS family home that's READY TO MOVE IN TO, then we've found the PERFECT PROPERTY for you! At a Guide Price of £280,000 - £295,000, this INCREDIBLE family home offers FIVE BEDROOMS, TWO reception rooms PLUS so much more! Don't miss this, call us to view!



Ground Floor Entrance Hall

Having the entrance door to the front aspect, a built in storage cupboard, Hive control, gas central heating radiator and stairs to the first floor accommodation.

W.C

Equipped with a wash hand basin, a low level flush w.c, gas central heating radiator and a double glazed window to the front.

Dining Kitchen

9' 9" max x 17' 5" max (2.97m max x 5.31m max)
Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over and a larder cupboard. Includes a one and a half bowl stainless steel sink and drainer with jet tap, a double electric oven, induction hob with splash back and cooker hood over, an integrated dishwasher, LED downlights and LED dimmer lighting. Also includes a cupboard housing the gas central heating boiler, space for an American style fridge freezer, an under stair storage cupboard, gas central heating radiator, a double glazed window to the front and double glazed French doors with blind leading out to the rear garden.

Snug

7' 9" max x 13' 3" max (2.36m max x 4.04m max)
Fitted with under floor heating and double glazed French doors with blind.

Utility / Shower Room

Equipped with a worktop and a wall mounted cupboard and includes plumbing for a washing machine, space for a dryer, a wash hand basin and a shower with tiling, an extractor and a double glazed window to the front.

First Floor

With stairs rising from the ground floor and having a double glazed window and a gas central heating radiator.

Lounge

17' 6" max x 9' 9" max (5.33m max x 2.97m max)
Having a double glazed box bay window to the front aspect, a double glazed window to the rear and a gas central heating radiator.

Bedroom One

17' 6" max x 8' 8" max (5.33m max x 2.64m max)
Having double glazed windows to both the front and rear aspects, a gas central heating radiator and a door to the en-suite.

En-Suite

Featuring a shower cubicle, a wash hand basin set within a vanity storage unit, an additional storage cupboard, heated towel rail, and a double glazed window to the front.

Second Floor

With stairs continuing from the first floor and having a built in airing cupboard housing the water tank and an access hatch to the part boarded loft.

Bedroom Two

9' 7" max x 8' 7" max, plus wardrobes (2.92m max x 2.62m max, plus wardrobes)
having double glazed French doors with Juliet balcony to the front, a gas central heating radiator and fitted wardrobes.

Bedroom Three

8' 9" max x 9' 2" max (2.67m max x 2.79m max)
Double glazed window to the front aspect and a gas central heating radiator.

Bedroom Four

8' max x 8' 8" max (2.44m max x 2.64m max)
Double glaze window to the rear and a gas central heating radiator.

Bedroom Five

9' 9" max x 6' 4" max (2.97m max x 1.93m max)
Double glazed window to the rear and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Heated towel rail and a double glazed window to the front.

Exterior

Externally the property includes one off street parking space plus two visitor parking places, and an area to the front and side with some mature plants and shrubbery. To the rear is a delightful enclosed garden space with decking, a patio seating area and lawn. Also includes a 10ft x 6ft garden shed, power points and double gates allowing for additional off street parking.



view this property online williamhbrown.co.uk/Property/CAF112892



welcome to

Warren House Road, Allerton Bywater Castleford

- Guide Price £280,000 - £295,000
- End Terrace Home
- FIVE Bedrooms
- TWO Reception Rooms
- Modern Dining Kitchen

Tenure: Freehold EPC Rating: C

guide price

£280,000 - £295,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings 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 independent enquiries. Powered by www.houseagent.com



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/CAF112892



Property Ref:
CAF112892 - 0005

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.

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@williambrown.co.uk



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



williambrown.co.uk