



**Telford Close, Castleford WF10 5LS**

**welcome to**

**Telford Close, Castleford**

MOVING ON UP? If you're searching for an IMMACULATE family home offering BEAUTIFUL and MODERN living accommodation throughout, look no further! At a guide price of £350,000 - £360,000 this INCREDIBLE DETACHED property has some AMAZING FEATURES and includes OFF STREET PARKING & a SUPERB GARDEN!



### **Entrance Hall**

Having the entrance door to the front aspect, a gas central heating radiator, stairs to the first floor landing and a useful under stair storage cupboard.

### **W.C**

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

### **Lounge / Diner**

30' 5" max x 11' 7" max ( 9.27m max x 3.53m max )

With a double glazed box bay window to the front aspect, two gas central heating radiators, and double glazed French doors to the rear with fitted blinds.

### **Conservatory**

12' 4" max x 9' 4" max ( 3.76m max x 2.84m max )

Having double glazed windows to the rear and sides, plus double glazed French doors leading out to the garden. Gas central heating radiator.

### **Kitchen**

17' 4" max x 9' 10" max ( 5.28m max x 3.00m max )

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary Quartz work surfaces over. Features lighting to the plinths and LED under counter lighting, a Belfast sink with mixer tap, space for a range style cooker, splash back and a cooker hood over. Also includes space for an American style fridge freezer, an integrated dishwasher and an under counter fridge. Gas central heating radiator, ceiling spotlights, a double glazed window to the rear and double glazed French doors leading out to the rear garden.

### **Utility Room**

7' 6" max x 5' 3" max ( 2.29m max x 1.60m max )

Fitted with both wall and base units with a Quartz work top, plumbing for a washing machine, gas central heating radiator and a door to the side.

### **Reception Room / Bedroom**

7' 9" max x 13' 7" max ( 2.36m max x 4.14m max )

Currently used as a bedroom and having a double glazed window to the side aspect, a gas central heating radiator and a built in boiler cupboard.

### **First Floor Landing**

With stairs rising from the ground floor and having a built in cupboard, a gas central heating radiator and an access hatch to the part boarded loft.

### **Bedroom One**

8' 2" max, plus wardrobe x 13' 3" max ( 2.49m max, plus wardrobe x 4.04m max )

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

### **En-Suite**

Consisting of a shower cubicle, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Also includes a heated towel rail, ceiling spotlights and a double glazed window to the side.

### **Bedroom Two**

9' 3" max x 11' 4" max ( 2.82m max x 3.45m max )

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

### **Bedroom Three**

6' 9" max x 8' 6" max ( 2.06m max x 2.59m max )

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

### **Bedroom Four**

9' 4" max x 7' 9" max ( 2.84m max x 2.36m max )

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

### **House Bathroom**

Comprising of a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Heated towel rail, ceiling spotlights and a double glazed window to the side.

### **Exterior**

Externally the property has a driveway leading to the storage garage, a lawn and a pathway leading up to the front door.

To the rear is an enclosed garden space with a porcelain tile patio seating area, raised sleeper beds with a built in bench, a lawn area, power points and an outdoor tap.



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## Telford Close, Castleford

- Detached Family Home
- Immaculately Presented Throughout
- Four / Five Bedrooms
- Ground Floor W.C & An En-Suite
- Modern Kitchen With Utility Room

Tenure: Freehold EPC Rating: Awaited

**£350,000 - £360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF112948 - 0002

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