

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 fro 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 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.





welcome to

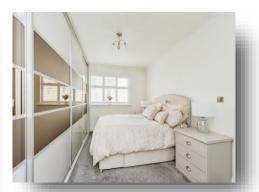
Telford Close, Castleford

- 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 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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