



Orchard Grove, CASTLEFORD WF10 5TZ

welcome to

Orchard Grove, CASTLEFORD

MAKING A MOVE? At a Guide Price of £240,000 - £250,000 this is an INCREDIBLE home! With accommodation over three floors, this MODERN town house offers FOUR good size BEDROOMS, en-suite facilities, a ground floor W.C. OFF STREET PARKING and a STORAGE GARAGE!



Ground Floor

Entrance Hall

Having the entrance door to the front, a gas central heating radiator and stairs to the first floor landing.

Kitchen

9' 2" max x 7' 8" max (2.79m max x 2.34m max)

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink with a mixer tap, an electric oven with an electric hob, tiling to the splash areas and a cooker hood over. Also includes an integrated dishwasher, a gas central heating radiator, a door to the storage garage and a door to the w.c.

W.C

Equipped with wash hand basin, a low level flush w.c and a heated towel rail. Part tiling and plumbing for a washing machine.

First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator and a built in storage cupboard.

Bedroom Two

14' 6" max x 9' 8" (4.42m max x 2.95m)

Having a double glazed window to the front aspect and double glazed French doors leading out to a balcony which has an artificial lawn. Also has a gas central heating radiator.

Bedroom Four

8' 5" max x 8' 2" max (2.57m max x 2.49m max)

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

House Bathroom

Fitted with a four piece bathroom suite which includes a a bath with a shower over, a separate shower cubicle, wash hand basin and a low level flush w.c. Also has part tiling, a heated towel rail and a double glazed window to the rear.

Second Floor

Bedroom One

14' 5" max x 9' 9" max (4.39m max x 2.97m max)

Having a double glazed skylight window to the front and a double glazed window also to the front, a gas central heating radiator and a door to the en-suite facilities.

En-Suite

Consisting of a shower cubicle, a wash hand basin and a low level flush w.c. Tiling to all visible areas, a heated towel rail and an extractor fan.

Bedroom Three

8' 6" max x 14' 6" max (2.59m max x 4.42m max)

Having two double glazed skylight windows to the rear aspect and a gas central heating radiator.

Exterior

Externally the property has a driveway to the front and access to the storage garage. To the rear is a beautifully maintained enclosed garden space with a decked seating area, a lawn with borders and a pathway leading to a patio.

Storage Garage

Having an up and over door, power, lighting and the gas central heating boiler.



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Orchard Grove, CASTLEFORD

- Guide Price £240,000 - £250,000
- Modern Mid Town House
- Accommodation Over Three Floors
- Beautifully Presented
- Perfect Family Home

Tenure: Freehold EPC Rating: C

guide price

£240,000 - £250,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any half floor areas), coverage and orientation are approximate. No liability is accepted for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF113043 - 0002

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