



**Eliots Close, Castleford WF10 3TT**



**welcome to**

**Eliots Close, Castleford**

**\*\*OPEN HOUSE EVENT! 17th May 11am-12pm\*\*** If you're searching for a DETACHED home, TAKE A LOOK AT THIS! Offering THREE BEDROOMS, this superb home is for sale with NO CHAIN and includes OFF STREET PARKING, an integral garage PLUS a fantastic rear GARDEN - IDEAL for entertaining!



### **Entrance Hall**

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

### **W.C**

Equipped with a wash hand basin, a low level flush w.c, heated towel rail and a double glazed window to the front.

### **Kitchen**

9' 3" max x 8' 7" max ( 2.82m max x 2.62m max )

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with and electric hob, splash back and a cooker hood over. Also includes an under stair storage cupboard, a double glazed window to the rear and an opening to the utility room.

### **Utility Room**

7' 3" max x 5' 8" max ( 2.21m max x 1.73m max )

Fitted with a range of both wall and base units with work surfaces over. Includes plumbing for a washing machine, the gas central heating boiler, gas central heating radiator, a door to the garage, a door to the rear and a double glazed window also to the rear.

### **Lounge**

10' 5" max x 22' 3" max ( 3.17m max x 6.78m max )

Having a double glazed window to the front aspect, two gas central heating radiator and French doors to the rear.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side, a built in storage cupboard and a loft access hatch.

### **Bedroom One**

9' 10" max plus fitted wardrobe x 11' 5" max ( 3.00m max plus fitted wardrobe x 3.48m max )

With two double glazed windows to the front aspect, fitted wardrobes and a gas central heating radiator.

### **En-Suite**

Featuring a shower cubicle, a wash hand basin and a low level flush w.c. Also has a heated towel rail and a double glazed window to the side aspect.

### **Bedroom Two**

11' 3" max x 11' 5" max ( 3.43m max x 3.48m max )

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

### **Bedroom Three**

6' 7" max x 7' 6" max ( 2.01m max x 2.29m max )

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

### **House Bathroom**

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

### **Exterior**

Externally the property has a driveway to the front and a low maintenance fenced garden with some mature plants and shrubbery.

To the rear us an enclosed garden space which features a decked seating area, lawn a patio are and an out door tap.

### **Garage**

7' 7" max x 16' 4" max ( 2.31m max x 4.98m max )

An integral garage with an up and over door, power and lighting.



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## Eliots Close, Castleford

- \*\*OPEN HOUSE EVENT! 17th May 11am-12pm\*\*
- Guide Price £255,000 - £265,000
- Three Bedroom Detached Home
- Kitchen With Utility Room
- Master Bedroom With En-Suite

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£255,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
CAF113075 - 0008

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