



Amberwood Avenue, Castleford WF10 5WA

welcome to

Amberwood Avenue, Castleford

SEARCHING FOR your PERFECT FAMILY HOME? At a Guide Price of £300,000 - £310,000 we may have just found it for you! BEAUTIFULLY PRESENTED THROUGHOUT, this immaculate home offers four GOOD SIZE BEDROOMS, and EN-SUITE, gardens, GARAGE and SO MUCH MORE!



Entrance Hall

Having the entrance door to the front aspect and stairs to the first floor landing.

Lounge

10' 7" max x 15' 3" max (3.23m max x 4.65m max)

Having a double glazed window to the front aspect and a gas central heating radiator.

Dining Kitchen

17' 8" max x 9' 10" max (5.38m max x 3.00m max)

Featuring a modern fitted kitchen with a range of both wall and base units and complimentary work surfaces over. Includes an integrated fridge freezer and an integrated dishwasher, a one and a half bowl sink and drainer, plus an electric oven with a gas hob, matching splash back and a cooker hood over. Also has a double glazed window to the rear, French doors to the rear and a gas central heating radiator.

Utility Room

5' 4" max x 5' 7" max (1.63m max x 1.70m max)

Equipped with base units and a work surface, an integrated washing machine, double glazed window to the rear and a gas central heating radiator.

W.C

Fitted with a low level flush w.c, a wash hand basin and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator and the loft access hatch.

Bedroom One

13' 2" max x 10' 6" max (4.01m max x 3.20m max)

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

En-Suite

Comprising of a shower cubicle, a wash hand basin and a low level flush w.c. Also featuring a heated towel rail and a double glazed window to the front.

Bedroom Two

9' 8" max x 11' 3" max (2.95m max x 3.43m max)

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

Bedroom Three

8' 5" max x 10' 6" max (2.57m max x 3.20m max)

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

Bedroom Four

8' 4" max x 10' 8" max (2.54m max x 3.25m max)

Having a 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. Tiling to all visible areas, a heated towel rail and a double glazed window to the rear.

Exterior

Externally the property has a generous driveway to the front and a lawn while to the rear is a further garden space with a patio seating area, lawn and an outdoor tap.

Garage

An integral garage with an up and over door, power, lighting and the gas central heating boiler.



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Amberwood Avenue, Castleford

- Guide Price £300,000 - £310,000
- Detached Family Home
- Four Good Size Bedrooms
- En-Suite & Ground Floor W.C
- Dining Kitchen With Utility Room

Tenure: Freehold EPC Rating: B

guide price

£300,000 - £310,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any built floor areas), openings 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 take their own responsibility. Powered by www.houseagent.com



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Property Ref:
CAF110948 - 0002

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