



Hopwood Grove, CASTLEFORD WF10 3AZ

welcome to

Hopwood Grove, CASTLEFORD

*** ATTENTION FIRST TIME BUYERS *** If you're READY to fly the nest, we've found a SUPERB semi detached home for you! At a Guide Price of £140,000 - £150,000 this is a fantastic opportunity to buy a THREE BEDROOM property with GARDENS and OFF STREET PARKING!



Entrance Hall

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

Lounge

14' 7" max x 10' 5" max (4.45m max x 3.17m max)

Having a double glazed window to the front, a feature fire place with gas fire, surround and hearth, plus a gas central heating radiator.

Dining Kitchen

18' 2" max x 10' 5" max (5.54m max x 3.17m 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 an integrated microwave, plus an electric hob. Also includes plumbing for a washing machine, an integrated dish washer, a built in storage cupboard, a double glazed window to the rear and double glazed French doors leading out to the rear garden and a door to the side.

W.C

Fitted with a low level flush w.c, and a double glazed window to the side.

First Floor Landing

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

Bedroom One

11' 1" max x 14' 9" max (3.38m max x 4.50m max)

With a double glazed window to the front aspect, a built in cupboard housing the water tank and a gas central heating radiator.

Bedroom Two

14' 9" max x 8' 10" max (4.50m max x 2.69m max)

Double glazed window to the rear, two built in storage cupboards and a gas central heating radiator.

Bedroom Three

9' 2" max x 7' 10" max (2.79m max x 2.39m max)

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

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with taps, a wash hand basin and a low level flush w.c. Also has a gas central heating radiator and a double glazed window to the rear.

Exterior

Externally the property has a driveway for off street parking to the front while to the rear is a generous garden which is mostly laid to lawn and includes an out door tap and a garden shed.

Please Note

This property is of non-standard construction.



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Hopwood Grove, CASTLEFORD

- Guide Price £140,000 - £150,000
- Semi Detached Home
- Three Bedrooms
- Ideal For The First Time Buyer
- Well Presented Throughout

Tenure: Freehold EPC Rating: Awaiting

guide price

£140,000 - £150,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverage and orientation are approximate. No liability or guarantee. 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 rely upon its own inspections. Powered by www.thisagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF113100 - 0002

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