



Ferrybridge Road, Castleford WF10 4JL

welcome to

Ferrybridge Road, Castleford

****GUIDE PRICE £400,000-£410,000**** Just TAKE A LOOK AT THIS!! If you're searching for an INCREDIBLE FAMILY home which simply OOZES POTENTIAL and offers WELL MAINTAINED living accommodation plus GARDENS, an EXTENSIVE DRIVEWAY and TWO DETACHED GARAGES, this is the property for you!



Entrance Porch

Having the entrance door to the front aspect, and a useful under stair storage cupboard with a double glazed window to the front aspect.

Entrance Hall

Having a double glazed window to the side, stairs to the first floor landing and a gas central heating radiator.

Lounge

16' 4" max x 12' 5" max (4.98m max x 3.78m max)

Having double glazed windows to the front and to the side aspect, a feature fire place with an inset electric fire, a surround and a hearth, plus two gas central heating radiators.

Dining Room

13' 10" max x 11' 4" max (4.22m max x 3.45m max)

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

Kitchen

11' 8" max x 9' 9" max (3.56m max x 2.97m max)

Consisting of a fitted kitchen with a range of both wall and base units with complimentary work surface over. Includes a one and a half bowl sink and drainer, with a mixer tap and an instant hot tap, an electric oven and grill, plus an electric hob. Also includes an integrated dish washer, an island with storage cupboards, and a door to the pantry which also has it's own single glazed window. A double glazed window to the rear, a double glazed window to the side aspect, and a gas central heating radiator.

Utility Room

6' 9" max x 4' 1" max (2.06m max x 1.24m max)

Equipped with a stainless steel sink and drainer, plumbing for a washing machine, and a gas central heating boiler,

Rear Hall

With a single glazed window to the side and a door to the rear.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the front and an access hatch to the loft.

Bedroom One

12' 5" max x 17' 2" max (3.78m max x 5.23m max)

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

Bedroom Two

12' 9" max x 11' 5" max (3.89m max x 3.48m max)

Having a double glazed window to the side aspect, a built in storage cupboard, a wash hand basin set within a vanity unit, and a gas central heating radiator.

Bedroom Three

7' 10" max x 10' 6" max (2.39m max x 3.20m max)

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

House Bathroom

Equipped with a fitted bathroom suite which includes a bath with a shower over, and a wash hand basin set within a vanity storage unit. Also includes an additional built in cupboard, a heated towel rail and a double glazed window to the side.

W.C

A separate W.C which also includes double glazed window to the side.

Exterior

Externally the property has a extensive driveway and a lawned garden with some mature planting to the front, while to the rear is a further garden space with two lawn areas, planted borders plus some mature shrubbery.

The property also includes two detached garages.

Detached Garage One

9' 4" max x 21' 2" max (2.84m max x 6.45m max)

Detached Garage Two

9' 5" max x 16' 5" max (2.87m max x 5.00m max)

Please Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Ferrybridge Road, Castleford

- **GUIDE PRICE £400,000-£410,000**
- THREE Bedroom, DETACHED Family Home
- TWO Reception Rooms
- Kitchen with Utility Room
- Front & Rear Gardens

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

guide price

£400,000 - £410,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), 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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF113101 - 0009

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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