



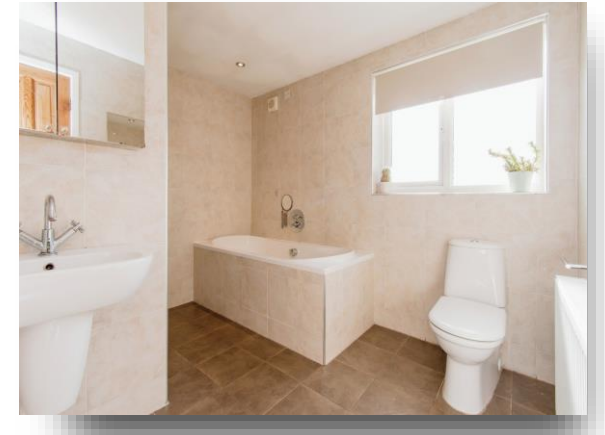
Hawthorne Avenue, Castleford WF10 4QX



welcome to

Hawthorne Avenue, Castleford

Guide Price £260,000 - £270,000 - This IMMACULATE property is a great example of a true FAMILY home! The gardens and summer house alone are a SHOW STOPPER. With lots of space and residing in a popular location this property WON'T be around for long! Call us on 01977 512628 to book a viewing!



Entrance Hall

Having an 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 and extractor fan.

Kitchen Diner

16' 1" max x 10' 11" max (4.90m max x 3.33m max)
Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary granite work surfaces over. Includes a one and a half bowl sink and drainer an electric oven and gas hob. Integrated items include, fridge freezer, microwave, dishwasher and tumble dryer. There is also space for a washing machine.

Bedroom Four

10' 6" max x 8' 7" max (3.20m max x 2.62m max)
Double glazed window to the front aspect, a gas central heating radiator, storage cupboard housing the gas boiler and a further area with fitted cupboards.

Lounge Diner

21' 8" max x 12' 7" max (6.60m max x 3.84m max)
With two double glazed windows to the rear aspect, two gas central heating radiators, wall lights and french doors leading to the conservatory.

Conservatory

11' 4" max x 9' 6" max (3.45m max x 2.90m max)
With double glazed windows to the side and rear aspect, french doors to the rear, power and light.

First Floor Landing

With stairs rising from the ground floor, a double glazed window to the side aspect and access to a fully boarded loft used for storage.

Bedroom One

13' 1" max x 9' 9" max (3.99m max x 2.97m max)
With a double glazed window to the rear aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Two

11' 7" max x 9' 2" (3.53m max x 2.79m)
Double glazed window to the front, a gas central heating radiator, and a storage cupboard.

Bedroom Three

9' max x 7' 9" max (2.74m max x 2.36m max)
With a double glazed window to the front aspect and a gas central heating radiator.

House Bathroom

Fitted with a four piece fully tiled bathroom suite which includes a bath, a double shower, a wash hand basin and a low level flush w.c. Also includes a heated towel rail, and a double glazed window to the side aspect.

Exterior

Externally to the front is a block paved drive way. To the rear and side is an enclosed garden which is mainly laid lawn with mature shrubs and fruit trees. There is also a decked area leading to the summer house.

Summer House

Irregular Shaped Room 14' 9" max x 12' max (4.50m max x 3.66m)
With double glazed bi fold doors, air conditioning unit, and a cupboard for storage.



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Hawthorne Avenue, Castleford

- Guide Price £260,000 - £270,000
- FOUR BEDROOM SEMI DETACHED HOME
- MODERN Kitchen Diner PLUS A Lounge Diner
- Conservatory
- W.C

Tenure: Freehold EPC Rating: D

guide price

£260,000 - £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF113032 - 0003

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