



**Elmete Road, CASTLEFORD WF10 2NJ**

**welcome to**

**Elmete Road, CASTLEFORD**

LOOKING for your next FAMILY HOME? At a guide price of £160,000 - £170,000 this could be THE ONE for you? Offering THREE BEDROOMS, this semi detached property offer OPEN PLAN LIVING to the ground floor and a rear garden which is PERFECT for entertaining!



### **Entrance Hall**

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

### **Open Plan Living Accommodation**

23' 9" max x 17' 6" max ( 7.24m max x 5.33m max )

An open plan living area with a fitted kitchen which is comprised of a range of both wall and base units with complimentary work surfaces, a sink and drainer, electric oven, induction hob, tiling to the splash areas and a cooker hood over. Also includes an integrated under counter fridge, gas central heating boiler. breakfast bar, a useful under stair storage cupboard and a double glazed window to the rear.

The lounge area is fitted with a log burner, a double glazed window to the rear, a double glazed window to the front and double glazed French doors leading out to the rear garden.

### **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' 9" max x 10' 8" max ( 3.89m max x 3.25m max )

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

### **Bedroom Two**

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

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

### **Bedroom Three**

7' 3" max x 9' 9" max ( 2.21m max x 2.97m max )

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

### **House Bathroom**

Featuring a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit and a low level flush w.c. Also includes two double glazed windows to the side aspect and a heated towel rail.

### **Out Building**

Having doors to both the front and the rear, two separate storage rooms with one having power, lighting and plumbing for a washing machine.

### **Exterior**

Externally the property has a garden to the front with both wall and fence boundaries, a lawn and double gated access while to the rear is a further garden space with a lawn, and a patio seating area.



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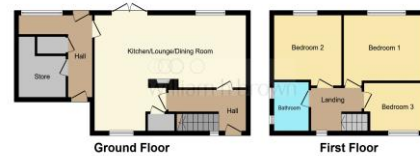
## Elmete Road, CASTLEFORD

- Semi Detached Family Home
- Guide Price £160,000 - £170,000
- Three Bedrooms
- Well Presented Throughout
- Open Plan Living

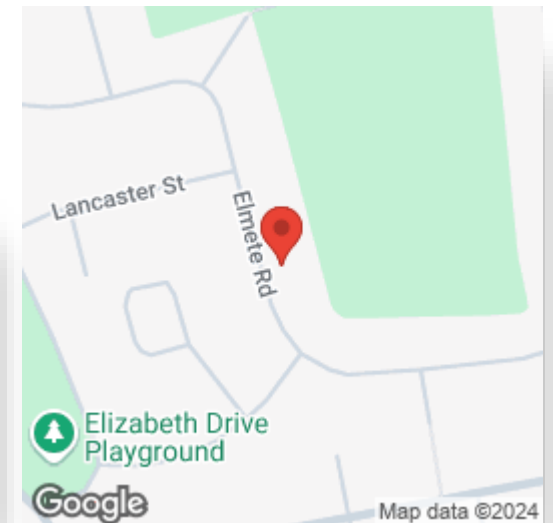
Tenure: Freehold EPC Rating: E

guide price

**£160,000 - £170,000**



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 walls are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. We hereby disclaim for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF113131 - 0003

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