





welcome to

Park Road, CASTLEFORD

MOVING ON UP? At a Guide Price of £210,000 - £220,000 this FAMILY HOME could be PERFECT for you! Offering THREE BEDROOMS plus an ADDITIONAL LOFT ROOM, this SEMI DETACHED property is set within a POPULAR location and includes a DRIVEWAY, GARAGE and GARDENS!













Entrance Hall

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

Lounge

12' 2" max x 12' 2" max (3.71m max x 3.71m max) Having a double glazed window to the front aspect with a fitted shutter and a gas central heating radiator.

Dining Room

14' 7" $\max x$ 7' 9" $\max (4.45 \text{m} \max x 2.36 \text{m} \max)$ With a useful under stair storage cupboard, a gas central heating radiator and an opening to both the kitchen and the sun room.

Kitchen

7' 4" max x 9' 8" max (2.24m max x 2.95m max) Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary Quartz work surfaces over. Includes LED lighting to the wall mounted cupboards, an inset sink with a drainer, an electric oven with an electric hob, glass splash back and a cooker hood unit over. Also includes plumbing for a washing machine, space for a frisge freezer and a double glazed window to the rear aspect.

Sun Room

6' 4" max x 9' 8" max (1.93m max x 2.95m max) An additional reception room having double glazed windows to the side and roof with fitted shutters, plus double glazed French doors leading out to the rear garden.

First Floor Landing

With stairs rising form the ground floor and having a double glazed window to the side and a gas central heating radiator.

Bedroom One

9' 3" max x 10' 7" max (2.82m max x 3.23m max) Double glazed window to the rear with fitted shutters and a gas central heating radiator.

Bedroom Two

9' 2" max x 9' 4" max (2.79m max x 2.84m max) Double glazed window to the front with a fitted shutter, and a gas central heating radiator.

Bedroom Three

6' 4" max x 6' 2" max (1.93m max x 1.88m max) Double glazed window to the front with a fitted shutter, and a gas central heating radiator.

House Bathroom

Equipped with a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit and the low level flush w.c. Also has a heated towel rail, and a double glazed window to the rear.

Loft Room

9' 8" max x 11' 6" max (2.95m max x 3.51m max) Currently used as the master bedroom, thi loft room has a double glazed window to the rear aspect, built in storage to the eaves, and a gas central heating radiator.

Exterior

Externally the property has Indian stone paving and pebble driveway to the front aspect while to the rear is an enclosed garden space with Indian stone paving, an artificial lawn and some mature plants and shrubbery.

Garage

Fitted with double doors to the front, power, lighting and built in storage to the rear.





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Park Road, CASTLEFORD

- Semi Detached Home
- Guide Price £210,000 £220,000
- Three Bedrooms Plus Loft Room
- Well Presented Throughout
- Sun Room

Tenure: Freehold EPC Rating: Awaited

guide price

£210,000 - £220,000







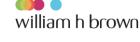


Please note the marker reflects the postcode not the actual property

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Property Ref: CAF110061 - 0003 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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