



**Falcon Drive, Castleford WF10 5SQ**

**welcome to**

**Falcon Drive, Castleford**

READY TO MAKE A MOVE? This FABULOUS home is for sale with NO CHAIN and would be an IDEAL buy for the young family / first time buyer. Offering THREE BEDROOMS this MID TERRACE is ready to move in to and includes GARDENS to both the front and rear!



### **Entrance Hall**

Having the entrance door to the front aspect, a useful under stair storage cupboard and stairs to the first floor landing with clamped glass landing and balustrade, LED lighting and a gas central heating radiator.

### **Lounge Diner**

10' 4" max x 21' 9" max ( 3.15m max x 6.63m max )

A through lounge diner with double glazed windows to both the front and rear, a gas fire to the lounge area, two gas central heating radiators and LED lights to the ceiling.

### **Kitchen**

10' 5" max x 7' 6" max ( 3.17m max x 2.29m max )

Comprising of a fitted kitchen with a range of both wall and base units with complimentary quartz work surfaces over. Also includes an inset sink with drainer, an electric oven and an electric hob, splash back and a cooker hood unit over. Also has an integrated under counter fridge freezer, plumbing for a washing machine, a gas central heating radiator, a double glazed window to the rear and a door to the rear.

### **First Floor Landing**

With stairs rising from the ground floor and having an access hatch with pull down ladder to the part boarded loft.

### **Bedroom One**

12' 4" max x 13' 1" max ( 3.76m max x 3.99m max )

Featuring two double glazed windows to the front aspect, a gas central heating radiator, LED lighting and spot lights to the ceiling, plus a projector.

### **Bedroom Two**

12' 4" max x 8' 5" max ( 3.76m max x 2.57m max )

Double glazed window to the rear, gas central heating radiator and ceiling spotlights.

### **Bedroom Three**

8' 8" max x 7' 8" max ( 2.64m max x 2.34m max )

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

### **House Bathroom**

Consisting of 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. Upvc ceiling with spotlights, a heated towel rail and two double glazed windows to the rear.

### **Exterior**

Externally the property has a garden to the front with wall boundaries, an artificial lawn and single gate access while to the rear is a further garden space with a raised artificial lawn and two useful outbuildings with a power supply.



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welcome to

## Falcon Drive, Castleford

- Mid Terrace Home
- Three Bedrooms
- Well Presented Throughout
- No Chain
- Gardens To The Front & Rear

Tenure: Freehold EPC Rating: D

**£175,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any flat floor areas), 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 must rely upon its own inspection. Powered by www.floorplan.com



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Property Ref:  
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