



Sycamore Drive, CASTLEFORD WF10 5GU

welcome to

Sycamore Drive, CASTLEFORD

MOVING ON UP? At a Guide Price of £280,000 - £290,000 this INCREDIBLE double fronted DETACHED HOME is READY FOR YOU to view! Set on a GOOD SIZE PLOT, this SUPERB property is MODERN and well presented home offers THREE BEDROOMS, off street parking, GARDENS and a GARAGE!



Entrance Hall

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

Lounge

17' 7" max x 10' 2" max (5.36m max x 3.10m max)

Having a double glazed window to the front aspect with a fitted plantation shutter, and double glazed French doors to the side. Features a media wall with in built electric fire and inset spotlights, and two gas central heating radiators.

Dining Kitchen

9' 3" max x 7' 8" max (2.82m max x 2.34m max)

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl stainless steel sink and drainer, an electric double oven with a gas hob, matching splash back and a cooker hood over. Also includes an integrated fridge and freezer, plus an integrated dish washer, two gas central heating radiators, and double glazed windows to both the side and front aspects with fitted plantation shutters.

Utility Room

5' 2" max x 6' 2" max (1.57m max x 1.88m max)

Fitted with a work surfaces, plumbing for a washing machine, the gas central heating boiler, a gas central heating radiator and a door to the rear aspect.

W.C

Equipped with a wash hand basin, a low level flush w.c and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the rear aspect, a gas central heating radiator, a built in storage cupboard and an access hatch to the loft.

Bedroom One

10' 4" max x 18' 5" max (3.15m max x 5.61m max)

Having double glazed windows to both the front and side both with fitted plantation shutters, fitted wardrobes and a gas central heating radiator.

En-Suite

Fitted with a shower cubicle, a wash hand basin and a low level flush w.c. Gas central heating radiator and a double glazed window to the front.

Bedroom Two

7' 6" max x 9' 2" max (2.29m max x 2.79m max)

Double glazed window to the side aspect with fitted plantation shutter, and a gas central heating radiator.

Bedroom Three

10' 6" max x 9' 2" max (3.20m max x 2.79m max)

With double glazed windows to both the front and side both with fitted plantation shutters, and a gas central heating radiator.

House Bathroom

Featuring a free standing bath with a mixer tap and a shower attachment, a low level flush w.c and a wash hand basin. Also includes a gas central heating radiator and a double glazed window to the front.

Exterior

Externally the property is set on a generous plot with lawns to the front and side plus a porcelain pathway to the front door. To the rear is an enclosed garden space with a porcelain tiled patio seating area, an artificial lawn plus a raised decked seating area with a pergola over. Also includes an external power point, and access gates to the rear driveway and garage.

Garage

Set to the rear of the property and having an up and over door to the front aspect with a driveway to the front.



view this property online williamhbrown.co.uk/Property/CAF113170



welcome to

Sycamore Drive, CASTLEFORD

- Guide Price £280,000 - £290,000
- Double Fronted Detached Home
- Three Bedrooms
- Beautifully Presented Throughout
- Modern Bathroom

Tenure: Freehold EPC Rating: B

guide price

£280,000 - £290,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No checks 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

view this property online williamhbrown.co.uk/Property/CAF113170



Property Ref:
CAF113170 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



williamhbrown.co.uk