

Stonecrop Drive, Castleford WF10 5BT



## welcome to

## **Stonecrop Drive, Castleford**

MOVING ON UP? At a Guide Price of £300,000 - £310,000 this SUPERB detached home could be RIGHT UP YOUR STREET! PERFECT for the family buyer with it's TWO RECEPTION ROOMS, four GOOD SIZE BEDROOMS, a DOUBLE DRIVEWAY and rear garden, this is a MUST VIEW!













#### **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 a gas central heating radiator.

#### Lounge

14' 9" max x 15' 3" max ( 4.50m max x 4.65m max ) Having double glazed French doors leading out to the rear garden, a double glazed window also to the rear, and two gas central heating radiators.

#### Kitchen

7' 10" max x 15' 3" max ( 2.39m max x 4.65m max ) Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary word surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with a gas hob, tiling to the splash areas and a cooker hood over. Also includes a integrated dishwasher and an integrated washing machine, space for a fridge freezer, a gas central heating radiator, double glazed window to the rear and a door to the side.

#### **Dining Room**

10' 10" max x 8' max ( 3.30m max x 2.44m max ) Double glazed window to the front aspect with fitted blind, and a gas central heating radiator.

#### **First Floor Landing**

With stairs rising from the ground floor and having a built in cupboard housing the water tank, and an access hatch to the loft space.

#### **Bedroom One**

13' 5" max x 10' 10" max (  $4.09m \max x 3.30m \max$ ) Double glazed window to the front, a gas central heating radiator and a door to the en-suite.

#### **En-Suite**

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

#### **Bedroom Two**

7' 8" max x 13' 1" max ( 2.34m max x 3.99m max ) Double glazed window to the rear and a gas central heating radiator.

#### **Bedroom Three**

11' 1" max x 8' 9" max ( 3.38m max x 2.67m max ) Double glazed window to the rear and a gas central heating radiator.

#### **Bedroom Four**

8' 6" max x 7' 10" max, plus wardrobe ( $2.59m\ max\ x\ 2.39m\ max, plus wardrobe )$ 

Having a double glazed window to the front aspect, a gas central heating radiator and a fitted wardrobe.

#### **House Bathroom**

Consisting of a three piece bathroom suite which includes a bath with a mixer tap and shower attachment, a wash hand basin set within a vanity storage unit and a low level flush w.c. Also includes spotlights to the ceiling, a gas central heating radiator and a double glazed window to the rear.

#### Exterior

Occupying a good size plot, this detached home has a double driveway to the front with access to the integral garage while to the rear is a further enclosed garden space with a raised decked seating area, lawn and fenced boundaries.

#### Garage

An integral garage with an up and over door, power, an lighting.





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## **Stonecrop Drive, Castleford**

- Guide Price £300,000 £310,000
- **Detached Family Home**
- Four Good Size Bedrooms
- En-Suite, Ground Floor W.C and Family Bathroom
- **Two Reception Rooms** •

Tenure: Freehold EPC Rating: Awaited

guide price

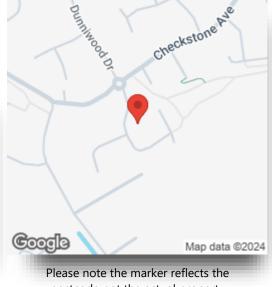
# £300,000 - £310,000





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postcode not the actual property

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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