

**Stonecrop Drive, Castleford WF10 5BT** 



## welcome to

## **Stonecrop Drive, Castleford**

MOVING ON UP? At a Guide Price of £290,000 - £300,000 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 £290,000 £300,000
- **Detached Family Home**
- Four Good Size Bedrooms
- En-Suite, Ground Floor W.C and Family Bathroom
- **Two Reception Rooms** •

Tenure: Freehold EPC Rating: C

guide price

£290,000

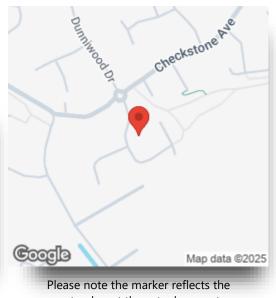




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The Property Ombudsman

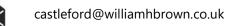
Property Ref: CAF113286 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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



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



williamhbrown.co.uk