



**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 work 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**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

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CAF113286 - 0003

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