



**Park Road, Castleford WF10 4RT**



**welcome to**

**Park Road, Castleford**

GUIDE PRICE £200,000-£210,000 READY to move in to, this well maintained semi detached home is PERFECT for the family buyer. Offering THREE BEDROOMS, this fantastic property includes a ground floor w.c and a CONSERVATORY, a driveway for off street parking, a SUPERB rear garden and a DETACHED GARAGE!



### Entrance Hall

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

### Lounge

12' 2" max x 15' 8" max ( 3.71m max x 4.78m max )

With a double glazed bay window to the front, a feature fire place with a surround and hearth (gas fire disconnected), plus a gas central heating radiator.

### Dining Kitchen

15' 8" max x 6' 7" max ( 4.78m max x 2.01m max )

Comprising of a 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 an electric hob, tiling to the splash areas and an extractor unit over. Also includes an integrated fridge freezer and an integrated washing machine, a useful under stair storage cupboard, an a cupboard housing the gas central heating boiler. Gas central heating radiator, double glazed window to the rear and a door to the conservatory.

### Conservatory

10' 6" max x 8' 7" max ( 3.20m max x 2.62m max )

With double glazed windows to the rear and side, double glazed French doors to the rear, a gas central heating radiator and fitted blinds.

### W.C

Consisting of a wash hand basin, a w.c and a double glazed window to the rear.

### First Floor Landing

With stairs rising from the ground floor and having a doubler glazed window to the side and an access hatch to the loft.

### Bedroom One

10' 2" max x 8' 10" max ( 3.10m max x 2.69m max )

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

### Bedroom Two

10' 7" max x 8' 10" max ( 3.23m max x 2.69m max )

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

### Bedroom Three

7' 6" max x 6' 5" max ( 2.29m max x 1.96m max )

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

### Shower Room

Equipped with a shower cubicle, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Also includes ceiling spotlights, a gas central heating radiator and a double glazed window to the rear.

### Exterior

Externally the property has a low maintenance garden to the front with a driveway and double gated access.

To the rear is an enclosed patio seating area laid to Indian stone, with single gated access to a lawned area which has planted borders and an apple tree.

### Garage

A detached garage with double doors to the front, a door to the side, power and lighting.



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## **Park Road, Castleford**

- Semi Detached Home
- Three Bedrooms
- Conservatory
- Ground Floor W.C
- Modern Shower Room

Tenure: Freehold EPC Rating: D

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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