



Brindle Park Drive, Castleford WF10 4SH

welcome to

Brindle Park Drive, Castleford

READY TO MAKE A MOVE? At a Guide Price of £330,000 - £340,000 this INCREDIBLE detached home is simply PERFECT for the family buyer. Offering TWO reception rooms, a MODERN kitchen diner, an en-suite PLUS beautiful gardens ideal for ENTERTAINING, this is a MUST see! Call us to view on 01977 512628.



Entrance Hall

Having the entrance door to the front aspect and a gas central heating radiator.

Lounge

15' 4" max x 14' 6" max (4.67m max x 4.42m max)

With a double glazed window to the front aspect, a gas fire with surround, wall lights and a gas central heating radiator.

Dining Room

8' 8" max x 8' 6" max (2.64m max x 2.59m max)

With French doors to the rear aspect and a gas central heating radiator.

Kitchen Diner

15' max x 8' 8" max (4.57m max x 2.64m 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 and a cooker hood unit over. Also features and integrated fridge freezer, an integrated dishwasher, and integrated washing machine, a double glazed window to the rear, a stable style door to the rear and a gas central heating radiator.

W.C

Fitted with a low level flush w.c, a wash hand basin, an gas central heating radiator and a double glazed window to the side.

Integral Garage

16' 5" max x 8' 4" max (5.00m max x 2.54m max)

With access from the property housing the gas central heating boiler, power, light, tap and an up and over door.

First Floor Landing

With stairs rising form the ground floor and have an access hatch to the part boarded loft and a built in storage cupboard.

Bedroom One

14' 6" max x 12' 6" max (4.42m max x 3.81m max)

Double glazed window to the front aspect, triple fitted wardrobes, fitted dressing table and a gas central heating radiator. Door to the en-suite.

En-Suite

Equipped with a shower cubicle, a wash hand basin and a low level flush w.c.a heated towel rail and a double glazed window to the side and spotlights.

Bedroom Two

8' 7" plus wardrobe x 8' 2" max (2.62m plus wardrobe x 2.49m max)

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

Bedroom Three

8' 7" plus wardrobe x 8' 3" max (2.62m plus wardrobe x 2.51m max)

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

Bedroom Four

8' 3" max x 6' plus wardrobe (2.51m max x 1.83m plus wardrobe)

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

Family Bathroom

Consisting of a three piece bathroom suite which includes a bath with a mixer tap and shower over, a wash hand basin and a low level flush w.c. Also has a heated towel rail and a double glazed window to the rear and spotlights.

Exterior

Externally the property has a double driveway, lawned buffer garden and access to the garage, the garden continues to the side with fence boundary. To the rear is a generous garden with mature shrubs and plants, a patio seating area, two useful sheds and an outdoor tap and light.



view this property online williamhbrown.co.uk/Property/CAF113460



welcome to

Brindle Park Drive, Castleford

- OPEN HOUSE Saturday 26th April 10:00 - 11:00
- Guide Price £330,000 - £340,000
- Four Bedroom Detached Family Home
- MODERN Kitchen Diner PLUS Dining Room
- En-Suite, Ground Floor W.C & Family Bathroom

Tenure: Freehold EPC Rating: C

guide price

£330,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113460



Property Ref:
CAF113460 - 0008

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