



**Fletchers Way, Allerton Bywater Castleford WF10 2FL**

**welcome to**

**Fletchers Way, Allerton Bywater Castleford**

Looking for a MODERN HOME in Allerton Bywater? Then let your search end here! Contact us to book your viewing of this fantastic DETACHED home which offers STYLISH living accommodation to the ground floor and TWO DOUBLE BEDROOMS to the first floor!



### **Entrance Hall**

Door to the front aspect, double glazed window to the side and an under stairs storage cupboard.

### **Lounge**

16' 6" max x 9' 9" max ( 5.03m max x 2.97m max )  
With French doors to the rear aspect with fitted blinds incorporated and a gas central heating radiator.

### **Kitchen Diner**

13' 2" max x 10' 7" max ( 4.01m max x 3.23m max )  
With a range of both wall and base units and complimentary work surfaces over. Also includes a stainless steel sink and drainer, an electric oven with a gas hob, matching splash back, a cooker hood extractor over and an integrated washing machine and fridge freezer, the gas central heating boiler, double glazed window to the front and side and a gas central heating radiator.

### **W.C**

Equipped with a wash hand basin, a low level flush w.c, and a gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the front, a gas central heating radiator and the loft access hatch.

### **Bedroom One**

13' 3" max x 11' 4" max ( 4.04m max x 3.45m max )  
With two double glazed window to the side aspect, a double glazed window to the front, built in storage cupboard and a gas central heating radiator.

### **Bedroom Two**

13' 3" max x 8' 7" max ( 4.04m max x 2.62m max )  
Double glazed window to the front and a gas central heating radiator.

### **House Bathroom**

Comprising of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. and a gas central

heating radiator.

### **Exterior**

With a driveway to both sides of the property and enclosed garden to the rear including a patio seating area, astro turf lawn, an outdoor tap and external power points.



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## Fletchers Way, Allerton Bywater Castleford

- Guide Price £210,000 - £220,000
- Modern Detached Home
- Two Double Bedrooms
- Kitchen Diner
- Ground Floor W.C

Tenure: Freehold EPC Rating: B

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF113487 - 0003

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