



Gypsy Lane, Castleford WF10 3PA

welcome to

Gypsy Lane, Castleford

Practically PERFECT IN EVERY WAY, this IMPRESSIVE detached dorma bungalow is now READY for you to view! At a Guide Price of £350,000 - £375,000 this BEAUTIFUL home offers SPACIOUS & MODERN living accommodation throughout and includes a driveway with AMPLE parking and a fabulous Garden to the rear!



Entrance Hall

Having the entrance door to the front aspect, a gas central heating radiator, spotlights, and an oak stair case with stairs leading to the first floor.

Bedroom One

12' 8" max x 12' 8" max (3.86m max x 3.86m max)

With a double glazed bay window to the front aspect with shutters over, a gas central heating radiator and a tv point.

Bedroom Two

11' 8" max x 11' 1" max (3.56m max x 3.38m max)

With a double glazed window to the front aspect with shutters over, a built in wardrobes, a gas central heating radiator and a tv point.

Lounge

15' 7" max x 12' 7" max (4.75m max x 3.84m max)

With a double glazed bay window to the southerly side aspect with shutters over, a gas central heating radiator and a tv point.

Bathroom

Consisting of a modern bathroom suite which includes a free standing bath, a wash hand basin set within a vanity storage unit, a walk in shower, and the low level flush w.c. Also includes a heated towel rail, and double glazed window to the side aspect.

Kitchen Diner

29' 9" max x 15' 7" max (9.07m max x 4.75m 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, two Neff hide and slide electric ovens, a Neff five ring induction hob, with extractor fan over. Also features integrated dishwasher, space for an American style fridge freezer, an island with pan drawers, LED under counter and plinth lights, wall mounted tv point, double glazed French doors to the rear with fitted blinds, spotlights, and a double glazed window to the rear.

Utility Room

9' 9" max x 7' 8" max (2.97m max x 2.34m max)

Fitted with both wall and base units plus work surfaces, plumbing for a washing machine and space for a dryer, a cupboard housing the gas central heating boiler, a double glazed window to the side and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and a double glazed window to the rear.

Bedroom Three

17' max x 10' 1" max (5.18m max x 3.07m max)

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

Bedroom Four

17' 3" max x 12' 4" max (5.26m max x 3.76m max)

Double glazed window to the rear, tv point 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 and a heated towel rail.

Exterior

Set on a generous plot, this impeccable property has a tarmac driveway to the front providing parking for multiple vehicles and an outdoor power point. To the rear is an enclosed private garden providing an Indian stone patio seating area, an array of plants, trees and shrubs, side gated access, an outdoor tap, double outdoor power points, and outdoor lights to the front side and rear.



view this property online williamhbrown.co.uk/Property/CAF113484



welcome to

Gypsy Lane, Castleford

- Guide Price £350,000 - £375,000
- Immaculate Detached Dorma Bungalow
- Four Bedrooms
- Modern Kitchen Diner
- Utility Room

Tenure: Freehold EPC Rating: C

guide price

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113484



Property Ref:
CAF113484 - 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