



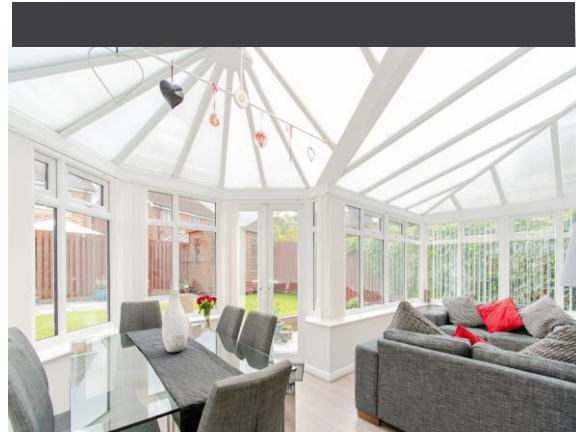
**Birchen Close, Castleford WF10 5EP**



**welcome to**

## **Birchen Close, Castleford**

**\*GUIDE PRICE £260,000-£270,000\*** This beautifully maintained three-bedroom detached home offers a lounge leading to a conservatory, a newly updated kitchen, and modern bathrooms. The master bedroom has an en-suite, plus a family bathroom, front and rear gardens, double driveway, and garage.



**Entrance Hall**

**Front Garden**

**Lounge**

20' 7" x 12' 7" ( 6.27m x 3.84m )

**Kitchen**

8' 8" x 9' 4" ( 2.64m x 2.84m )

**Conservatory**

19' 3" x 12' 4" ( 5.87m x 3.76m )

**Landing**

**Bedroom One**

9' 8" x 14' 6" ( 2.95m x 4.42m )

**En Suite**

**Bedroom Two**

10' 9" x 10' 6" ( 3.28m x 3.20m )

**Bedroom Three**

6' 5" x 9' 7" ( 1.96m x 2.92m )

**House Bathroom**

**Rear Garden**

**Garage**

7' 7" x 16' 2" ( 2.31m x 4.93m )



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## Birchen Close, Castleford

- \*\* GUIDE PRICE £260,000 - £270,000 \*\*
- Three Bedroom Detached Home
- Spacious Lounge and Conservatory
- Modern Kitchen and Bathrooms
- Double Driveway

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CAF113595 - 0007

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