



**Acacia Drive, Castleford WF10 3PF**

**welcome to**

**Acacia Drive, Castleford**

**\*\* GUIDE PRICE £250,000-£260,000 \*\*** Stylish THREE bedroom detached home in Castleford with open-plan kitchen diner, fitted appliances, lounge, garden, patio, ground floor bedroom, ensuite, family four piece bathroom, double driveway & EV charger. Bright, modern, and perfect for relaxed living!



## Front Garden

### Entrance Porch

With a PVCU door to the side and access to the first floor with useful storage cupboard

### Entrance Hall

With a PVCU door to the side and access to the first floor with useful storage cupboard

### W.C

fitted with a low flush WC, hand wash basin, radiator and extractor fan.

### Lounge

12' 7" x 10' 3" ( 3.84m x 3.12m )

Fitted with a PVCu double glazed window to two sides, wall mount TC point and electric points.

### Kitchen/ Diner

20' 3" x 12' 8" ( 6.17m x 3.86m )

This spacious living space is fitted with a modern range of wall and base units with a contrasting worktop and splash back. Complete with fully fitted integral appliances included fridge freezer, dishwasher and washing machine. There is electric hob and extractor and sink. The patio doors lead out onto the garden and it's complete with flooring, radiator and down spots.

### Bedroom Two

9' 5" x 12' 7" ( 2.87m x 3.84m )

Ground Floor double bedroom with a PVCU double glazed window overlooking the rear garden, radiator and electric points.

## First Floor Landing

### Bedroom One

13' 4" x 13' 1" ( 4.06m x 3.99m )

This spacious bedroom offer ample space for furniture and has PVCU double glazed window, radiators, downspots and wall mounted TV point.

### Ensuite

Fitted with a bath, hand wash basin with vanity below, WC, extractor and radiator. Complete with part tiled walls and wood effect flooring.

### Bedroom Three

10' 8" x 10' 5" ( 3.25m x 3.17m )

Fitted with a PVCU double glazed window, radiator and downspots.

### Bathroom

This spacious family bathroom offers a walk in shower, bath, hand wash basin with vanity and WC. All finished with part tiled wall, wood effect flooring and radiator.

### Rear Garden

The garden has been landscaped to offer easy access from the driveway to the house as well as a low maintenance lawned area with mature and new shrub hedges.

### Peace Of Mind

The property comes with a 10 year Build warranty as well as the manufacturers warranties on all appliances.

### No Chain

Move straight into this property with a stressless move. No Onward chain!!

### Disclaimer

Please note some images have been digitally dressed to showcase the true potential of the rooms and spaces. These items are for illustration purposes only. Please speak to the sales team to arrange a viewing.



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## **Acacia Drive, Castleford**

- THREE Bedroom Detached Home
- Open Plan Kitchen Diner & Separate Lounge
- Ground Floor Bedroom & Guest WC
- Ensuite To Master Bedroom with Bath & Four Piece House Bathroom
- Off Street Parking - NO CHAIN

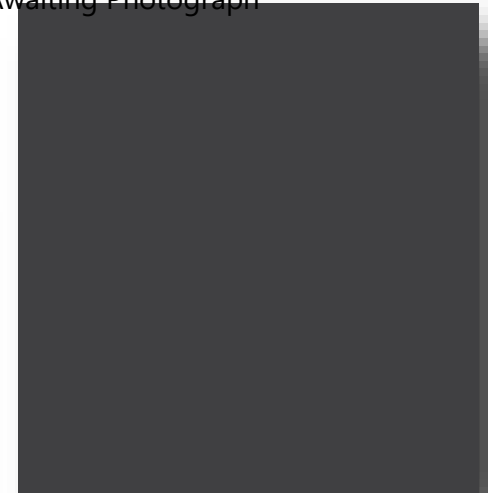
Tenure: Freehold EPC Rating: A

guide price

**£250,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CAF113753 - 0020

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