

Mike
Dobson



8 Park Avenue

Allerton Bywater, Castleford, WF10 2AS

£285,000

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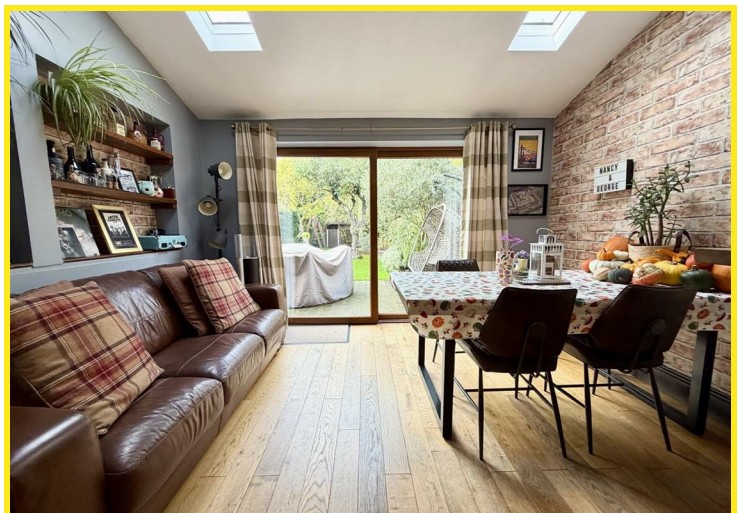
Nestled on the charming Park Avenue in Allerton Bywater, this extended semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. With three double bedrooms, this property is ideal for those looking to settle in a welcoming community.

Upon entering, you will find a cosy lounge with wood burning stove, a fitted kitchen which is open plan to the sitting room/dining room, ground floor WC and mud room along with a separate study and utility area. The layout is both practical and appealing, making it easy to create a warm and inviting atmosphere. The house has modern white bathroom suite, ensuring convenience for family living.

The property benefits from gas central heating and PVCu double glazing providing warmth and comfort throughout the colder months. A driveway offers off-road parking, a valuable feature in this desirable area, allowing for easy access and security for your vehicles.

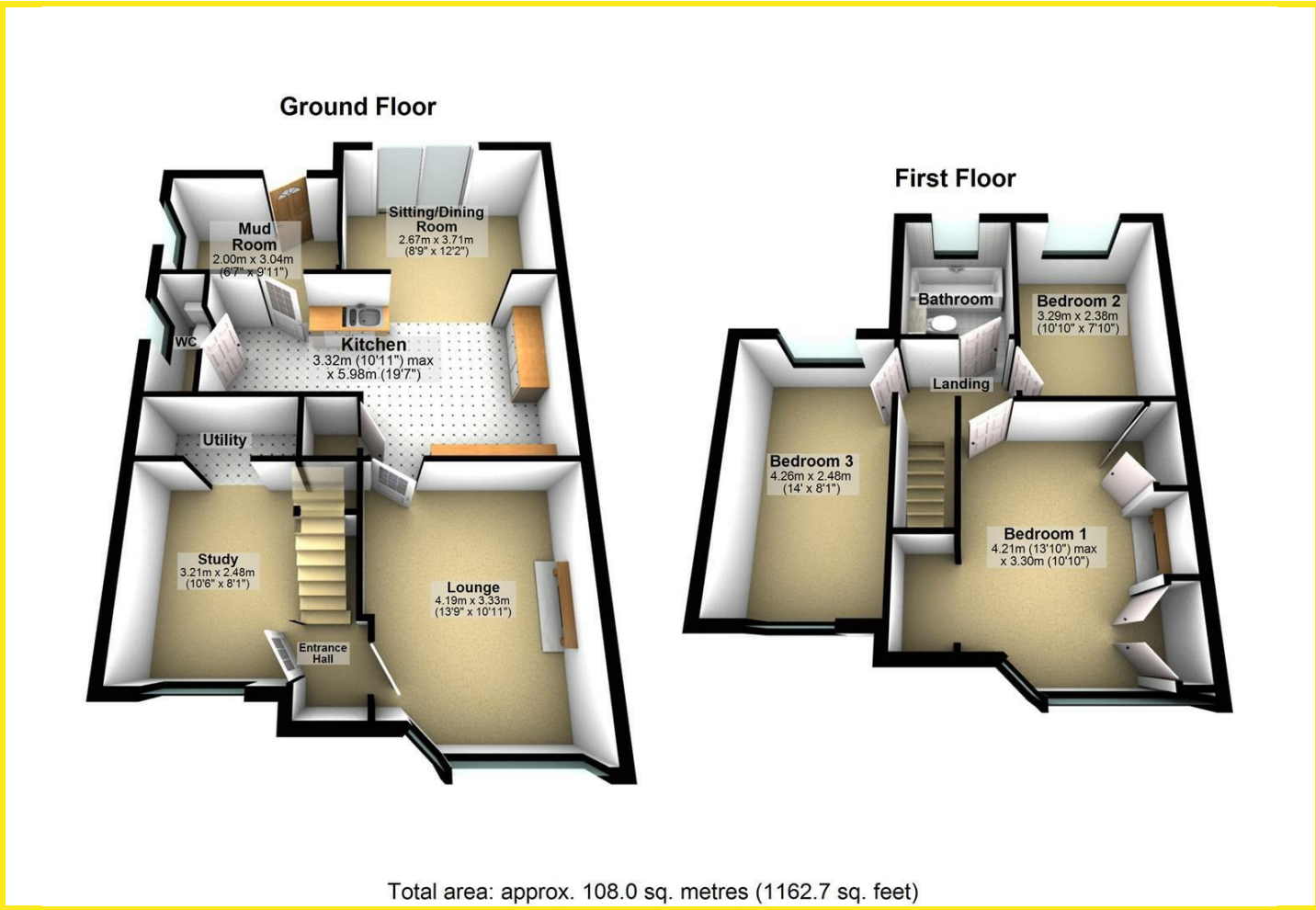
One of the standout features of this home is the generous private and enclosed south facing rear garden. This outdoor space is perfect for families, featuring a patio area for al fresco dining, a well-maintained lawn with a designated play area at the bottom of the garden, beyond the gate to the bottom is a further garden area used for planting and wood store along with a useful outbuilding. It is an ideal setting for summer gatherings or simply enjoying the tranquillity of your own outdoor retreat.

In summary, this semi-detached house on Park Avenue is a delightful family home that combines space, comfort, and a lovely garden, making it a must-see for anyone looking to establish roots in Allerton Bywater.

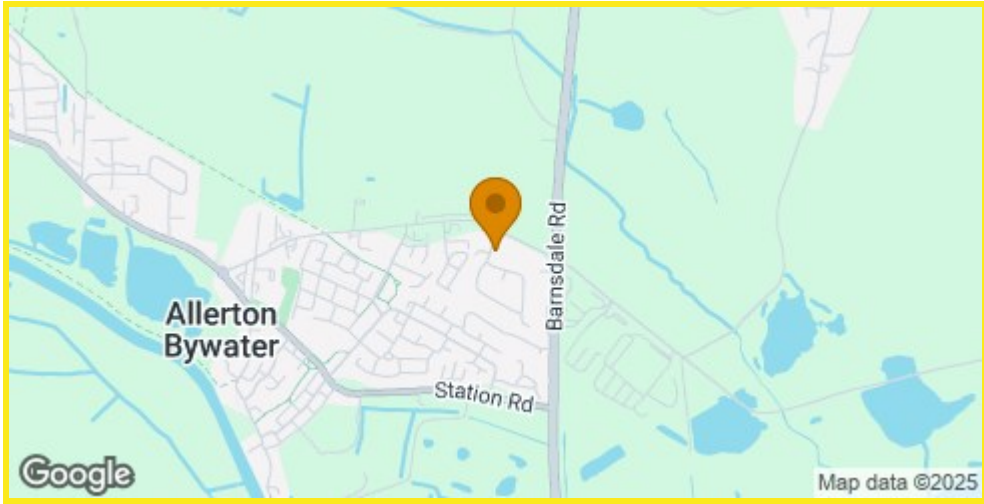




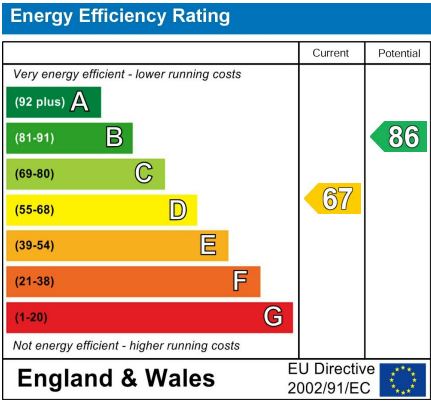
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn right up High Street which in turn becomes Longdike Lane, at the traffic lights turn right onto Barnsdale Road, continue along this road turning right at the first set of traffic lights onto Park Lane, then take the first left on to Park Avenue, where the property can be found on the right hand side as indicated by the Agents board.

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