



 **4**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



Offering well proportioned rooms throughout we are delighted to bring to the market for sale this four bedroom, link detached family home, positioned on Hill Crest Mount in Townville, Castleford. The property has a well planned layout and briefly comprises: - entrance hall, kitchen diner, lounge, second reception room and downstairs wc. First floor: - Master bedroom with en-suite, three further bedrooms and house bathroom with separate shower cubicle. To front elevation, driveway provides off street parking which leads to the garage. To rear elevation a fully enclosed garden. Positioned within close proximity of many local amenities and the Xscape, ideal for the growing family. Call our office today for more information or to arrange a viewing.

Kitchen 16' 85" x 10' 33" (7.04m x 3.89m)

Lounge 16' 40" x 11' 28" (5.89m x 4.06m)

Dining Room 10' 91" x 9' 38" (5.36m x 3.71m)

Bedroom 1 12' 64" x 10' 92" (5.28m x 5.38m)

En-Suite 2' 83" x 6' 92" (2.72m x 4.17m)

Bedroom 2 11' 03" x 9' 50" (3.43m x 4.01m)

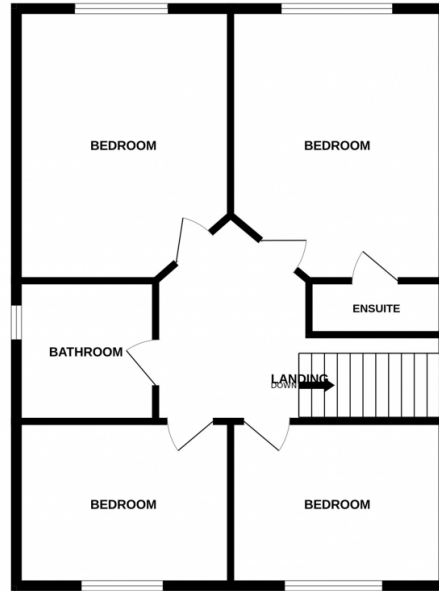
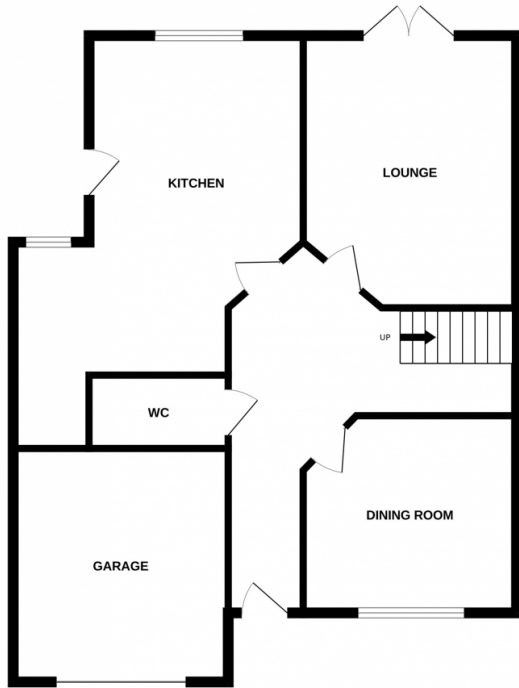
Bedroom 3 12' 12" x 9' 55" (3.96m x 4.14m)

Bedroom 4 11' 12" x 9' 55" (3.66m x 4.14m)

Bathroom

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B	81	89
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England	EU Directive 2002/91/EC	80	England	EU Directive 2002/91/EC	88

