



 **4**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



Brought to the market for sale is this superb four bedroom detached home.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Brought to the market for sale is this superb, four bedroom detached home located on Bedale Road in Castleford. The property offers excellent internal space and comprises in brief: - ground floor: - entrance hallway, wc / cloaks, kitchen / diner, lounge, playroom and a utility room. First floor: - landing, bedroom 1 with an en-suite, three further double bedrooms and a family bathroom. Benefits from double glazing and gas central heating. Externally, there is a double driveway to the front, providing off road parking. To the rear you have a fully enclosed private garden with lawn and patio areas. Call Tudor Sales & Lettings today on 0113 282 3056 for more information or to arrange a viewing!

Kitchen 5.90m x 4.50m (19' 4" x 14' 9")

A modern kitchen with a wide range of wall and base units. Laminated worktops. Integrated oven and hob with extractor over. Tiled splashback. Sink and tap. Integrated dishwasher. Laminated flooring. Central heating radiator. Double glazed window. Double glazed French doors open to the delightful rear garden.

Lounge 5.00m x 3.80m (16' 5" x 12' 6")

A spacious lounge with oak fireplace surround. Double glazed bay window to the front. Central heating radiator. Under stairs storage cupboard.

Utility Room 2.70m x 2.60m (8' 10" x 8' 6")

Wall and base units. Sink and tap. Laminated worktop. Plumbing for washing machine and space for a tumble dryer. Tiled splashback. Tiled flooring.

Playroom 3.30m x 2.60m (10' 10" x 8' 6")

With double glazed window and a central heating radiator.

WC

Vanity unit. WC. Part tiled walls and tiled flooring. Heated towel rail.

Bedroom 1 3.80m x 3.60m (12' 6" x 11' 10")

Fitted wardrobes. Double glazed window and a central heating radiator.

En-Suite 2.30m x 1.40m (7' 7" x 4' 7")

Shower cubicle. Part tiled walls. Push button wc. Wash hand basin. Double glazed window.

Bedroom 2 3.80m x 3.80m (12' 6" x 12' 6")

Double bedroom with a double glazed window and gas central heating.

Bedroom 3

Double bedroom with a double glazed window and gas central heating.

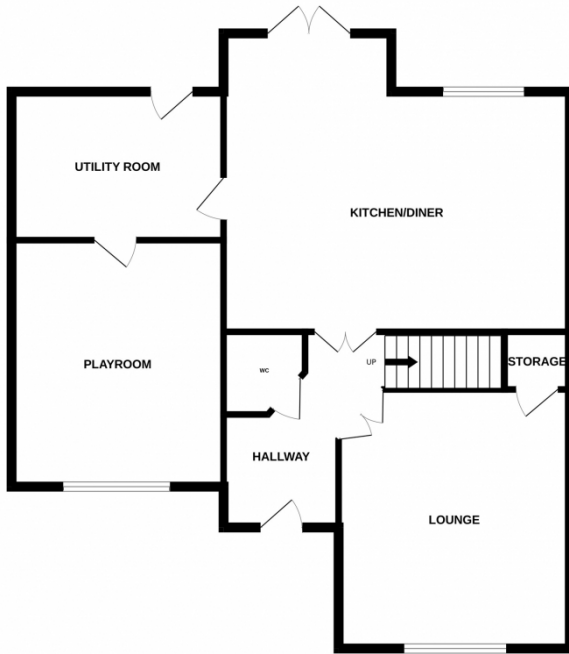
Bedroom 4 3.30m x 2.90m (10' 10" x 9' 6")

Double bedroom with a double glazed window and gas central heating.

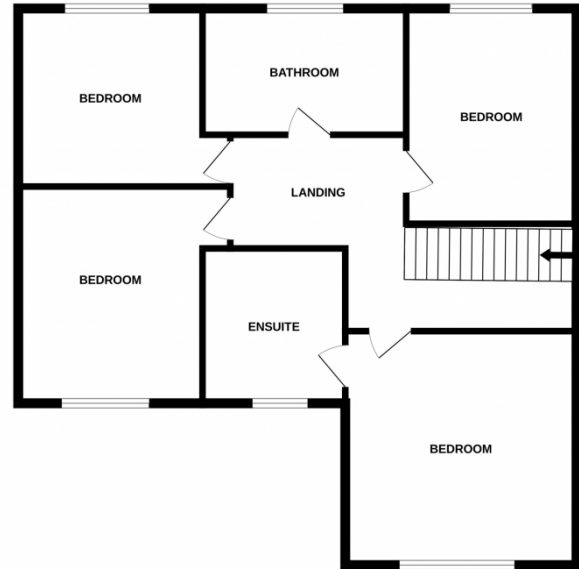
Bathroom 2.60m x 1.80m (8' 6" x 5' 11")

Suite comprises in brief: - floating vanity unit, wc and a bath. Tiled shower cubicle. Part tiled walls. Double glazed window.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		80	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 16 Bedale Road, WF10



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.
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