



 **3**
Bedrooms

 **3**
Bathrooms

**Tenure :
Freehold**



Tudor Sales and Lettings are pleased to present for sale this superbly presented three bedroom semi detached house.

Situated on a quiet cul-de-sac in this modern development which is only a seven minute walk to Pinderfields Hospital and only two minutes away from public transport and bus stops.

The accommodation, comprises of in brief: entrance hall with downstairs w.c., kitchen with integrated appliances, living dining room,

first floor landing, three bedrooms, one of which benefits from an en suite shower room as well as the main house bathroom/w.c.

Externally the property benefits from a private driveway providing parking for one car and a single garage, detached from the house with up and over door. The front garden is lawned, whilst to the rear there is a lawned garden with flagged patio.

Due to its location the property is sure to attract a lot of interest so book your viewing today!

Living Room *5.10m x 4.50m (16' 9" x 14' 9")*

Generously proportioned living room with double glazed French style patio doors and window. Space for dining table if required

Kitchen *3.19m x 2.30m (10' 5" x 7' 6")*

Modern fitted kitchen with a range of wall and base units and integrated appliances including oven, hob with extractor fan over, sink with mixer tap, dishwasher and space for washing machine if required. Double glazed window, spotlighting to ceiling and tiling to floor.

WC *2.05m x 0.93m (6' 9" x 3' 1")*

The smallest room! with white WC and hand basin. Double glazed window with privacy glass and centrally heated radiator.

Bedroom 1 *3.18m x 2.82m (10' 5" x 9' 3")*

Double bedroom with built-in wardrobe, double glazed window and centrally heated radiator.

En-Suite *2.02m x 1.62m (6' 8" x 5' 4")*

En-suite to main bedroom is this partially tiled shower room with white sink, WC and shower tray with glass surround. Double glazed window with privacy glass. Extractor fan and storage unit over sink.

Bedroom 2 *3.32m x 2.38m (10' 11" x 7' 10")*

Double bedroom with double glazed window and centrally heated radiator.

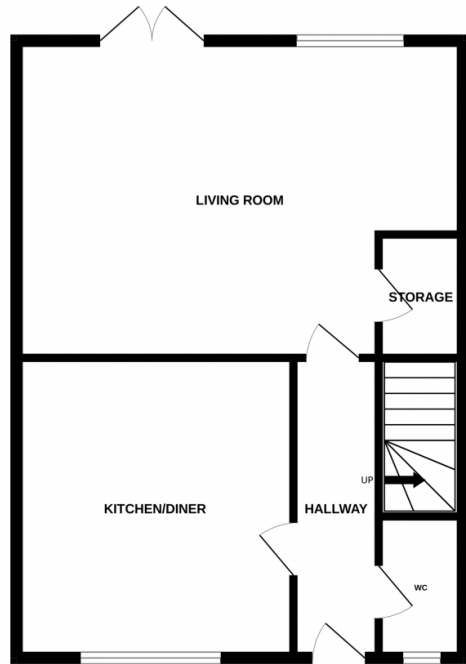
Bedroom 3 *2.22m x 2.04m (7' 4" x 6' 8")*

Single bedroom with double glazed window and centrally heated radiator.

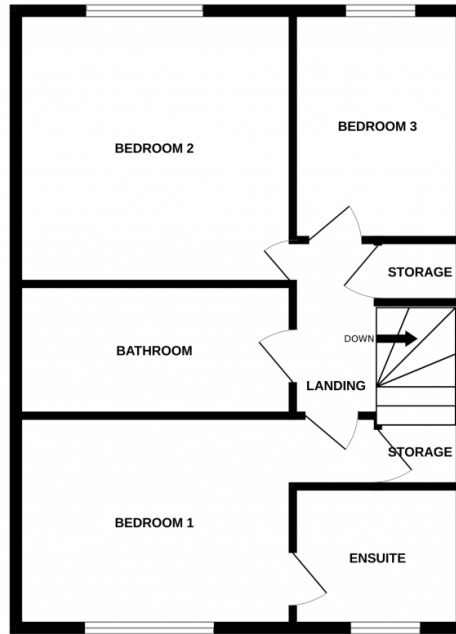
Bathroom *2.34m x 1.70m (7' 8" x 5' 7")*

Modern house bathroom with white three piece suite comprising of bath with shower screen and shower over, hand basin and WC. Partially tiled with extractor fan and centrally heated radiator.

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: 2 Casey Court, WF1

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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