



 **4**  
Bedrooms

 **3**  
Bathrooms

**Tenure :  
Freehold**



Offers in the region of £295,000  
Netherwood Avenue, Castleford



Situated on a sought-after development, this impressive four-bedroom detached property offers spacious and well-appointed accommodation ideal for modern family living. Conveniently located close to local amenities, including shops and reputable schools, it also benefits from excellent commuter links.

Internally, the accommodation briefly comprises: a welcoming entrance hallway, a spacious open-plan living and dining area, a separate dining room (which could alternatively be used as a second lounge or playroom), a modern breakfast kitchen with adjoining utility room, and a ground floor WC.

To the first floor, the landing provides access to four generously sized bedrooms, including a master suite with built-in sliding wardrobes and an en suite shower room. There is also a well-presented main house bathroom.

Externally, the property boasts a generous rear garden, ideal for families and outdoor entertaining. To the front, there is ample off-street parking and a driveway leading to a double garage with two single up-and-over doors and gated access to the garden.

This home will undoubtedly appeal to a range of buyers, including professional couples, growing families, and downsizers seeking space and convenience in a prime location. Early viewing is highly recommended and can be arranged through Tudor Sales & Lettings on 0113 282 3056.

**Kitchen** 4.14m x 3.12m (13' 7" x 10' 3")

The kitchen has a range of high and low level kitchen units with laminate work surfaces, inset stainless steel sink and drainer with mixer taps, plumbing for dishwasher, space for fridge freezer, integral electric oven, four ring gas hob, tiling to walls and splash back, extractor filter hood, central heating radiator, UPVC double glazed window to the rear, UPVC double glazed French doors giving access to the, access off kitchen leads through to the utility room.

**Dining Room** 3.15m x 2.82m (10' 4" x 9' 3")

UPVC double glazed bay window to the front, ceiling coving, central heating radiator, single glazed internal double doors leading through into the kitchen diner.

**Lounge** 7.09m x 9.11m (23' 3" x 29' 11")

UPVC double glazed bay windows to the front and side, solid wood flooring, two central heating radiators, t.v. and telephone points.

**WC** 1.91m x 1.09m (6' 3" x 3' 7")

Tiling to walls, w.c. and wash hand basin with mixer tap. Extractor fan and central heating radiator.

**Bedroom 1** 3.91m x 3.20m (12' 10" x 10' 6")

Built in sliding wardrobes, UPVC double glazed window to the front, central heating radiator and ceiling coving. Access into the en suite shower room/w.c.

**En-Suite** 2.29m x 1.35m (7' 6" x 4' 5")

Shower cubicle with tiling to walls and electric shower, low level flush w.c. and wash basin with mixer tap. Part tiling to walls, shaver socket and UPVC double glazed window to the front. Central heating towel rail.

**Bedroom 2** 3.53m x 3.07m (11' 7" x 10' 1")

Window to the front, central heating radiator.

**Bedroom 3** 3.05m x 3.05m (10' x 10' )

UPVC double glazed window to the side, central heating radiator and ceiling coving.

**Bedroom 4** 3.45m x 3.10m (11' 4" x 10' 2")

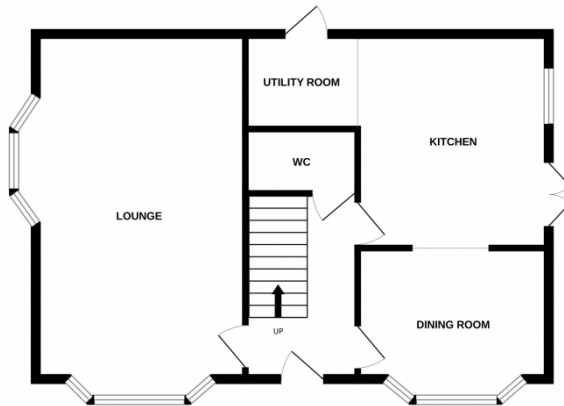
UPVC double glazed window overlooking the communal green. Central heating radiator.

**Bathroom** *2.08m x 2.01m (6' 10" x 6' 7")*

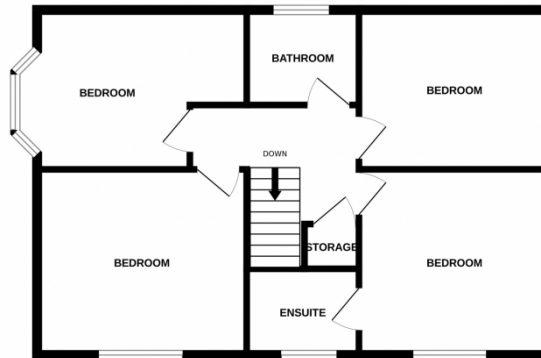
Three piece bathroom suite having bath with mixer taps, low level flush w.c. and wash hand basin with mixer tap, UPVC double glazed window to the rear, extractor fan and central heating radiator.

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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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