



 **3**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold

Offers in the region of £225,000
Blenheim Way, Castleford



Tudor Sales & Lettings are delighted to present this beautifully presented three-bedroom semi-detached home, ideally situated on the ever-popular Blenheim Way in Castleford. Stylish and modern throughout, this property offers the perfect blend of comfort and convenience, ideal for families, professionals, or first-time buyers alike.

The well-planned accommodation briefly comprises:

Ground Floor: Welcoming entrance hall, spacious lounge, contemporary kitchen/diner with integrated appliances, and a convenient downstairs WC.

First Floor: Landing, generous master bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom.

Additional benefits include double glazing, gas central heating, underfloor heating to the kitchen / wc and quality fixtures and fittings throughout.

Externally, the property enjoys a driveway and a neat lawned garden to the front. To the rear is a fully enclosed garden with a lawn, patio area perfect for outdoor entertaining, and a useful garden shed.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer. Contact Tudor Sales & Lettings on 0113 282 3056 to arrange your viewing today! Please note there is an annual maintenance charge of approx £75.

Kitchen Diner 4.71m x 2.84m (15' 5" x 9' 4")

Fitted with a range of wall and base units. Laminated worktops. Integrated oven, hob and extractor hood over. Tiled splashback. Plumbing for washing machine. Space for a fridge freezer. Tiled flooring. Double glaze french doors open to the rear garden.

Lounge 4.21m x 3.70m (13' 10" x 12' 2")

Double glazed window and a central heating radiator.

WC 1.79m x 1.00m (5' 10" x 3' 3")

WC. Wash hand basin. Tiled walls. Heated towel rail.

Bedroom 1 2.96m x 2.82m (9' 9" x 9' 3")

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

En-Suite 1.71m x 0.85m (5' 7" x 2' 9")

Shower cubicle. WC. Wash hand basin. Tiled walls. Heated towel rail. Double glazed window.

Bedroom 2 3.30m x 2.62m (10' 10" x 8' 7")

Double glazed window and a central heating radiator.

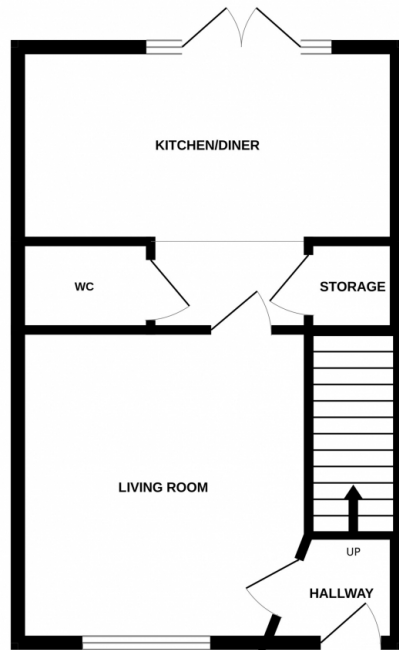
Bedroom 3 3.54m x 2.08m (11' 7" x 6' 10")

Double glazed window and a central heating radiator.

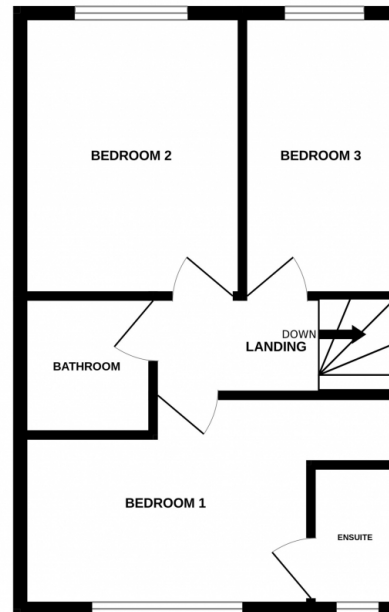
Bathroom 2.00m x 1.62m (6' 7" x 5' 4")

Three piece white suit comprising of: - bath, wash hand basin and a wc.

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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