



 **3**  
Bedrooms

 **3**  
Bathrooms

**Tenure :  
Freehold**



**Tudor Sales & Lettings are delighted to offer for sale this immaculate three bedroom semi detached home.**

**Call our office on 01132823056 for more information or to arrange a viewing!**

Immaculately presented three bedroom semi-detached home on Larch Avenue, Castleford.

Tudor Sales & Lettings are delighted to bring to the market this beautifully presented three-bedroom semi-detached home, ideally located on the ever-popular Larch Avenue in Castleford. Stylish, modern, and ready to move into, this impressive property offers comfortable family living across two well-planned floors.

The ground floor features an inviting entrance hallway, a convenient WC/cloakroom, a bright and spacious lounge, and a contemporary kitchen diner perfect for family meals and entertaining. To the first floor, the landing leads to the principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom.

The property benefits from gas central heating and double glazing throughout. Externally, there is a driveway to the side providing off-road parking, while to the rear is a private, low-maintenance garden with a patio area, artificial lawn, and a stylish pergola, ideal for outdoor relaxation.

Larch Avenue enjoys a convenient location within easy reach of Castleford town centre, offering a wide range of shops, schools, and local amenities, as well as excellent transport links.

For more information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

**Kitchen Diner** 4.70m x 2.70m (15' 5" x 8' 10")

The kitchen area has a full range of fitted base and wall units in a high gloss cream finish with granite effect laminate work top and splashback risers. Inset four ring gas hob with electric oven and overhead extractor. One and a half bowl stainless steel sink and drainer with a modern chrome mixer tap over. Space and plumbing for both automatic washing machine and dishwasher. Space for a tall free standing fridge freezer. Slate tiled effect vinyl floor through the whole room including the dining area. Dining area has a single central heating radiator. UPVC double glazed window to rear elevation. UPVC double glazed double doors opening out onto the rear patio and further garden space.

**Lounge** 14.30m x 12.10m (46' 11" x 39' 8")

UPVC double glazed window to the front elevation, single central heating radiator and handy built in understairs storage cupboard.

**WC / Cloaks**

With a close coupled w.c and pedestal hand wash basin with a chrome monobloc mixer tap over and modern ceramic tiled splashback in a geometric design. Single central heating radiator, uPVC double glazed frosted glass window to front elevation.

**Bedroom 1** 3.63m x 2.88m (11' 11" x 9' 5")

Having an handy overstairs storage cupboard, single central heating radiator. UPVC double glazed window to the front elevation.

**En-Suite** 1.92m x 1.62m (6' 4" x 5' 4")

The shower room comprises: a square walk-in shower cubicle with sliding glass shower screen doors and wall mounted mains mixer shower with adjustable shower head. Pedestal hand wash basin with chrome monobloc mixer tap over. Close coupled w.c. Wood effect vinyl floor. Single central heating radiator. Ceramic tiling is to full ceiling height in the shower bay and spashback behind the sink. Ceiling mounted extractor fan. UPVC double glazed frosted glass window to the front elevation.

**Bedroom 2** 2.83m x 2.33m (9' 3" x 7' 8")

Single central heating radiator and uPVC double glazed window to the rear elevation overlooking the rear garden space.

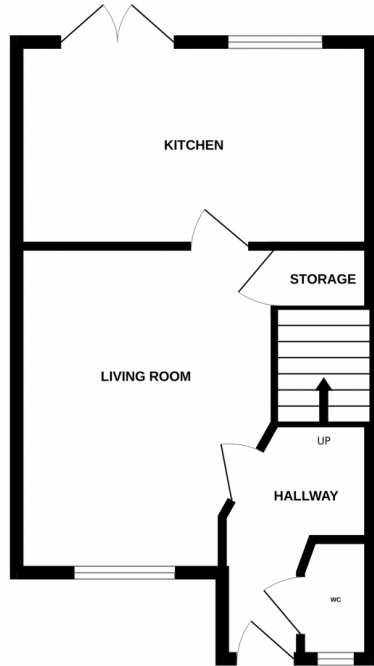
**Bedroom 3** 2.33m x 1.80m (7' 8" x 5' 11")

Single central heating radiator. UPVC double glazed window to the rear elevation overlooking the rear garden.

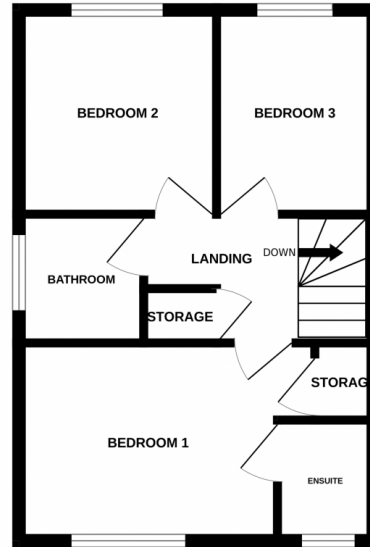
**Bathroom**

Three piece suite comprising: white panel bath with chrome mixer tap over, pedestal hand wash basin with chrome monobloc mixer tap over and close coupled w.c. Ceramic tiling to splashback height behind the sink and over the bath area. Wood effect vinyl floor. Single central heating radiator, wall mounted extractor fan. UPVC double glazed window to the side elevation.

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+) <b>A</b>                              |                         | 96        |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

Address: Larch Avenue, Castleford

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>                                                  |                         | 96        |
| (81-91) <b>B</b>                                                | 83                      |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |

