



 **4**  
Bedrooms

 **4**  
Bathrooms

**Tenure :**  
**Freehold**





Brought to the market for sale is this four bedroom detached home located on Taylor Road in Castleford.

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

**Tudor Sales & Lettings are pleased to bring to the market this immaculate, four bedroom detached home located on Taylor Road in Castleford. Set over three floor, the property briefly comprises: - ground floor: - lounge, kitchen / diner, utility room and downstairs WC. First floor: - three bedrooms, one with an en-suite. On the first floor, you also have a family bathroom. Second floor: - double bedroom with an en-suite. Benefits from double glazing and gas central heating. Upgrades throughout the house and in extremely good standard with modern decor. Externally to the rear is a well maintained sunny positioned garden with Indian stone, decorative patio areas and lawn garden. There are stepping stones which lead to the additional patio area and decking, which then leads to a summer house. To the front you have a lawned garden, pathway leads to the front entrance. Security lights and Tarmac driveway to the side of the property which leads to the detached garage. Garden is also very private and not overlooked. Outside sockets and lights. Garden tap. This garden is in a sought-after position. Perfect for a large range of buyers, close to local schools and amenities such as local supermarkets and transport links for those wishing to commute. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing! Tenure: Freehold. Council tax band: D.**

### **Kitchen / Diner**

UPVC double glazed window to the rear aspect with fitted blinds. UPVC double glazed patio doors with fitted blinds providing access to the garden. Wall and base units with worksurfaces over, Stainless steel sink, Drainer and mixer tap. Gas hob, electric oven, extractor fan. Integrated appliances include 50-50 fridge freezer, dishwasher. Partly tiled walls, breakfast bar, laminate flooring, gas central heating radiator, space for dining table, spotlights to ceiling and access door into the utility room.

### **Lounge**

UPVC double glazed window to the front aspect, Gas central heating radiator.

### **Utility Room**

Composite side access door. wall and base units with laminate worksurfaces over Combi Boiler housed into the cupboard, plumbing for washing machine and dryer. Spotlights to ceiling, laminate flooring, gas central heating radiator, decorative wall tiling.

### **WC**

Toilet with low-level flush, heated towel rail, Corner sink with mixer tap, Tiling decor to the walls and extractor fan.

### **Bedroom 2**

UPVC double glazed window to the front aspect, gas central heating radiator, access door into the ensuite.

### **En-Suite**

UPVC double glazed window to the front aspect. Partly tiled walls, extractor fan. Toilet with low-level flush, Shower cubicle with electric shower, Sink with mixer tap, Heated towel rail.

### **Bedroom 3**

UPVC double glazed window to the rear aspect, Gas central heating radiator.

### **Bedroom 4**

UPVC double glazed window to the rear aspect, Gas central heating radiator.

### **Bathroom**

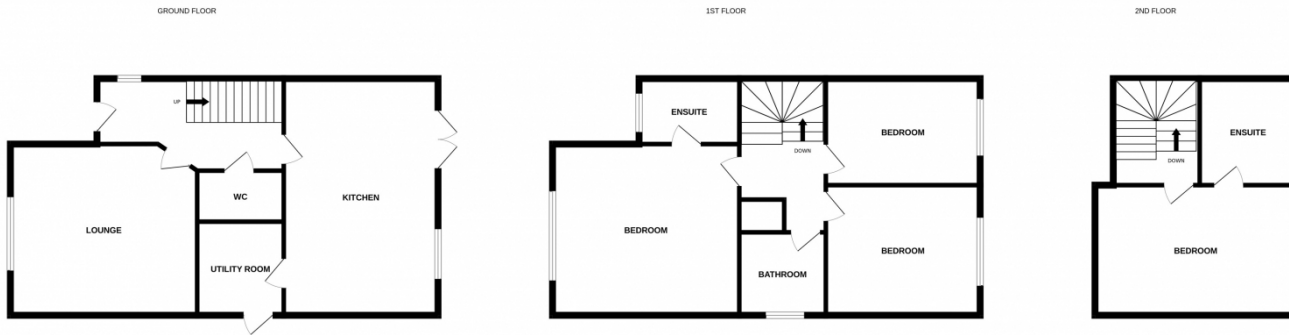
UPVC double glazed window to the side aspect. Toilet with a level flush, sink with mixer tap, partly tiled walls, towel rail and extractor fan.

### **Bedroom 1**

UPVC double glazed window to the rear aspect. Velox window to the front aspect with fitted blind built-in wardrobes with sliding doors that central heating radiator spotlights to ceiling loft access door to storage cupboard door to ensuite.

### **En-Suite**

Velox window to the rear aspect, Spotlights to the ceiling, Shower cubicle with mains feed shower. partly tiled walls, sink with mixer tap, Toilet with low-level flush. Towel rail, extractor fan.



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>	85	94
(81-91)	<b>B</b>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>	85	94
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 40 Taylor Road, WF10

