



2 Brindle Park Drive, Castleford, WF10 4SH
£321,995

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this much improved and extended detached house located in an end position on this popular development with access to amenities and transport links plus accessible to 'Good' and 'Outstanding' Primary and Secondary schools.

The property benefits from Nest controlled central heating and PVCu double glazing. There is a modern kitchen plus contemporary bathroom, en suite and WC. Items of note include the impressive living dining kitchen with French doors to the rear plus fitted wardrobes to 3 bedrooms. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, living dining kitchen, further reception room, WC plus access to the garage utility. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed off the first floor landing.

The property benefits from well presented gardens with artificial turf and covered entertaining and kitchen area. There is driveway parking leading to a single garage and utility with power and light.

Tenure - Freehold
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With timber flooring. Access to store plus door leading to the garage utility.

Living Dining Kitchen 28'11"(max) x 20'8"(max) (8.82m(max) x 6.31m(max))

An impressive dual aspect room having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With double oven, induction hob, hood and dishwasher plus 1.5 sink and mixer tap. With timber flooring plus French doors leading to the rear garden.

Further Reception Room 9'9" x 7'10" (2.98m x 2.39m)

With timber flooring and blinds.

WC 7'0" x 2'10" (2.15m x 0.87m)

Having contemporary white sanitary ware with tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard

Bedroom 1 12'0"(max) x 10'3"(max) (3.66m(max) x 3.14m(max))

With carpets and blinds.

En Suite 7'0"(max) x 4'8"(max) (2.15m(max) x 1.43m(max))

Having contemporary white sanitary ware with vanity, ladder radiator, recessed spot lights plus wall and floor tiling.

Bedroom 2 11'4"(max) x 9'10"(max) (3.47m(max) x 3.01m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 3 11'4"(max) x 9'5"(max) (3.47m(max) x 2.89m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 4 7'11"(max) x 10'5"(max) (2.43m(max) x 3.19m(max))

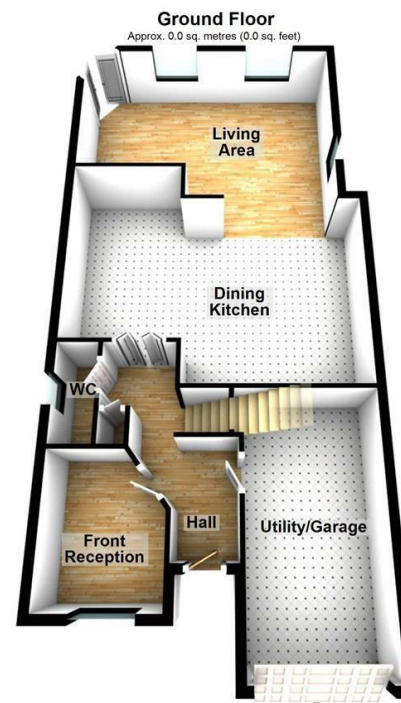
With fitted wardrobes, carpets and blinds.

Bathroom 6'4" x 5'6" (1.95m x 1.68m)

Having contemporary white sanitary ware with shower and screen to bath, vanity, chrome ladder radiator, tiling and floor tiling.

EXTERNAL

The property benefits from well presented gardens with artificial turf and covered entertaining and kitchen area. There is driveway parking leading to a single garage and utility with power and light.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.