

...Your proactive estate agent



Craig Hopson Avenue, Castleford, WF10 5UT
£350,000

Park Row

This spacious family home boasts a high-specification interior throughout and features a separate garage and driveway, providing ample off-street parking. The ground floor offers a generous layout ideal for modern family life, while the upper level includes four well-proportioned bedrooms. The master bedroom benefits from a private ensuite, perfect for added comfort and convenience.

Enjoy beautiful field-side views to the side of the property, adding a sense of openness and countryside charm to this already desirable home. With stylish finishes and attention to detail throughout, early viewings are highly recommended as this exceptional property won't stay on the market for long.



Entrance Hall

4.48m x 2.0m (14'8" x 6'6")

UPVC double glazed front entrance door, central heating radiator, stairs to the first floor landing, understairs storage cupboard and doors to the living room, kitchen/dining room and downstairs w.c.

Downstairs W.C.

0.89m x 1.53m (2'11" x 5'0")

Toilet with a Low level flush w.c. Sink with a chrome mixer tap and tiled splash back, gas central heating radiator and extractor fan.



Kitchen/Dining Room

5.96m x 3.55m (19'6" x 11'7")

Fitted with a range of modern wall and base units and laminate work surface over, stainless steel sink and drainer mixer tap, fitted with a four ring gas hob and extractor hood over, integrated double oven, breakfast island with laminate work surface over, under counter plinth heating, integrated fridge/freezer and integrated dishwasher. Gas central heated radiator and a UPVC double glazed windows to the front and side elevations and a door leads through to the utility room.



Utility

1.99m x 1.42m (6'6" x 4'7")

With a range of base units with laminate work surface over, integrated washing machine and central heating radiator.



Living Room

5.98m x 3.42m (19'7" x 11'2")

UPVC double glazed window to the front elevation, two central heating radiators. UPVC double glazed French doors to the rear garden.



First Floor Landing

Central heating radiator, loft access and doors to a storage cupboard, four bedrooms and the house bathroom.

Bedroom One

3.37m x 3.49m (11'0" x 11'5")

UPVC double glazed window to the side, gas central heating radiator, fitted wardrobe and door to the en suite shower room.



En Suite Shower Room/W.C

1.97m x 1.39m (6'5" x 4'6")

Three piece suite comprising low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen. Extractor fan, central heating radiator and partially tiled.



Bedroom Two

2.96m x 3.62m (9'8" x 11'10")

UPVC double glazed window to the side elevation and central heating radiator.

Bedroom Three

2.95m x 3.02m (9'8" x 9'10")

UPVC double glazed windows to the front and side elevation, central heating radiator.

Bedroom Four

2.52m x 3.08m (8'3" x 10'1")

UPVC double glazed window to the front Elevation and Central heating radiator.

Bathroom

Upvc double glazed window to the front elevation, bath with mixer tap, wc and sink with a mixer tap, gas central heated radiator. Partly tiled walls and extractor fan to the ceiling.



Externally

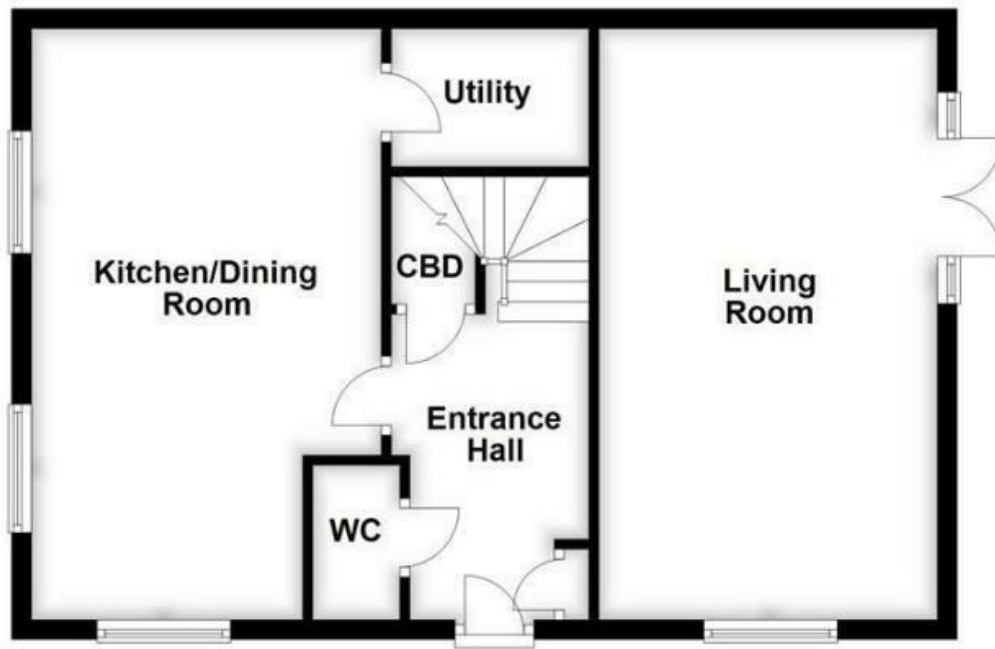
To the front is a lawned garden with borders and paved

pathway.

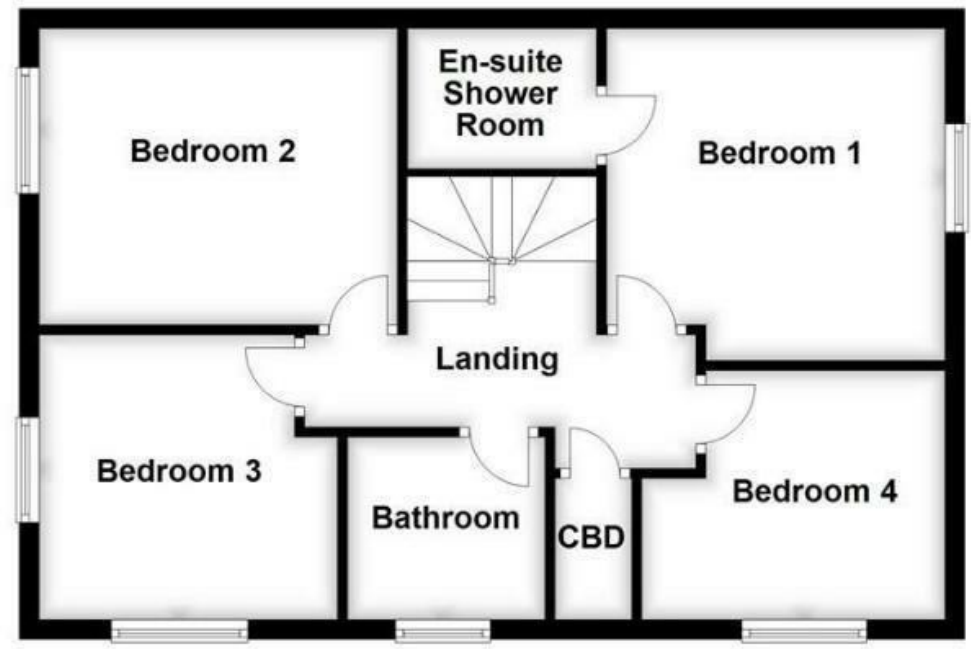
To the side there is a tarmacadam driveway providing off road parking for several vehicles leading to the single detached garage with up and over door.

The rear garden is a side lawned garden incorporating pebbled and paved patio area, perfect for outdoor dining and entraining with space for a shed, fully enclosed by timber fencing.

Ground Floor



First Floor



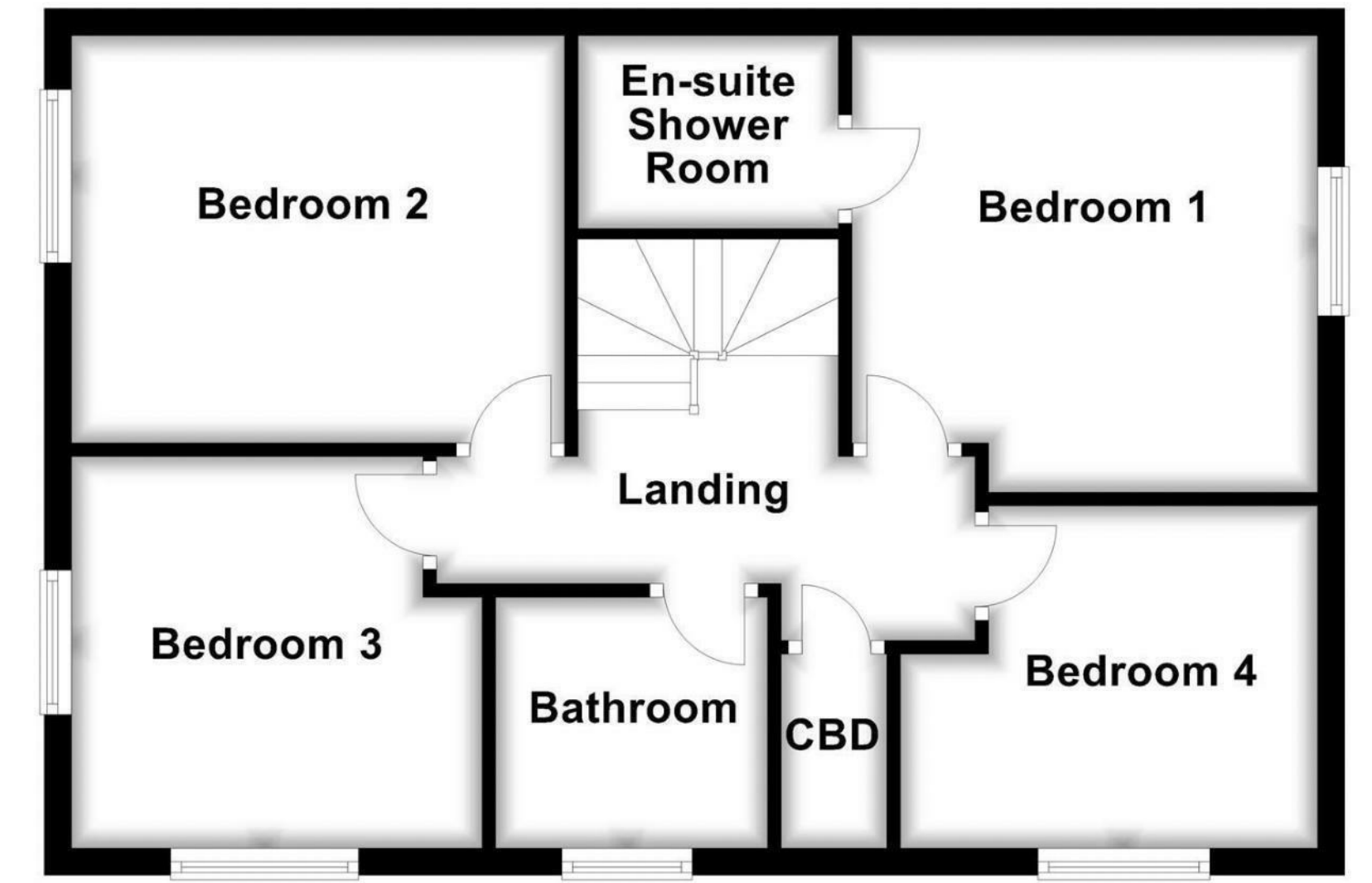
T 01977 791133

W www.parkrow.co.uk

17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
pontefract@parkrow.co.uk

Park Row

First Floor



T 01977 791133

W www.parkrow.co.uk

17-19 Cornmarket, Pontefract, West Yorkshire, WF8 1AN

pontefract@parkrow.co.uk

