

... Your proactive estate agent



Plumpton Crescent, Castleford, WF10 5ZD
Offers In Excess Of £415,000

Park Row

Spanning three spacious levels, every room in the property has been immaculately presented. The master suite is a true retreat, complete with a well-appointed en-suite bathroom and a dedicated dressing area. In addition, three of the remaining bedrooms come with fitted wardrobes, ensuring ample storage and convenience for the whole family.

The heart of the home is the expansive kitchen and dining area, designed to cater to both daily meals and entertaining. An additional utility room further enhances the practicality of the space, offering extra room for storage or household tasks. The living areas are equally impressive, providing generous, flexible spaces that flow seamlessly from room to room.

Externally, the property is equally impressive. A double driveway and an integral garage offer plentiful parking options, while the landscaped surroundings enhance the overall curb appeal. Its strategic location means that residents are within easy reach of train, bus, rail, and motorway networks, making commuting a breeze. Moreover, leisure and lifestyle amenities are just a stone's throw away, with Xscape Yorkshire and a variety of restaurants nearby ensuring there is always something to do.

Overall, this home represents a unique opportunity for families seeking a modern, spacious, and well-connected residence in Castleford—a property that truly should not be missed



GROUND FLOOR

Entrance hall

Composite entrance door that leads into the hallway. The hallway provides access to the downstairs bedroom/office, WC and kitchen diner. There are stairs which lead to the first-floor landing and an under-stair storage cupboard, gas central heated radiator and tiling to the floor.

Downstairs Bedroom/Office

UPVC double glazed window to the front elevation gas central heated radiator.

W.C

Toilet with a low-level flush sink with a mixer tap. Extractor fan, gas central heated radiator and tiling to the floor. Storage Cupboard

Kitchen

With a dining area and access to the utility room. The kitchen is equipped with stylish wall and base units with complementary work surfaces over double oven, hob and extractor fan above. There is a fitted dishwasher. Stainless steel sink drainer and mixer tap. UPVC double glazed window to the rear elevation. Gas central heated radiator. In the dining area there are Double patio doors which open and lead into the rear garden.

Utility Room

Appliances include a washing machine sink with drainer and mixer tap and base units including shelving, work surfaces, gas central heated radiator and tiling to the floor along with an extractor fan.

Staircase leads to the first floor.

First floor landing

UPVC double glazed window to the side elevation. The

second staircase leads to the second floor, gas central heated radiator and access to the lounge bathroom and two additional bedrooms.

Lounge

UPVC double glazed windows to the front elevation. Central heated radiator.

Bathroom

UPVC double glazed window to the side elevation bathtub with mixer tap. Sink with mixer tap, double shower cubicle with a mains feed waterfall shower, the walls and flooring are fully tiled. Toilet with a level flush, gas central heated radiator.

Bedroom

UPVC double glazed window to the rear elevation, gas central heated radiator. Fitted wardrobe.

Bedroom

UPVC double glazed windows to the rear elevation, Gas central heated radiator. Fitted wardrobe.

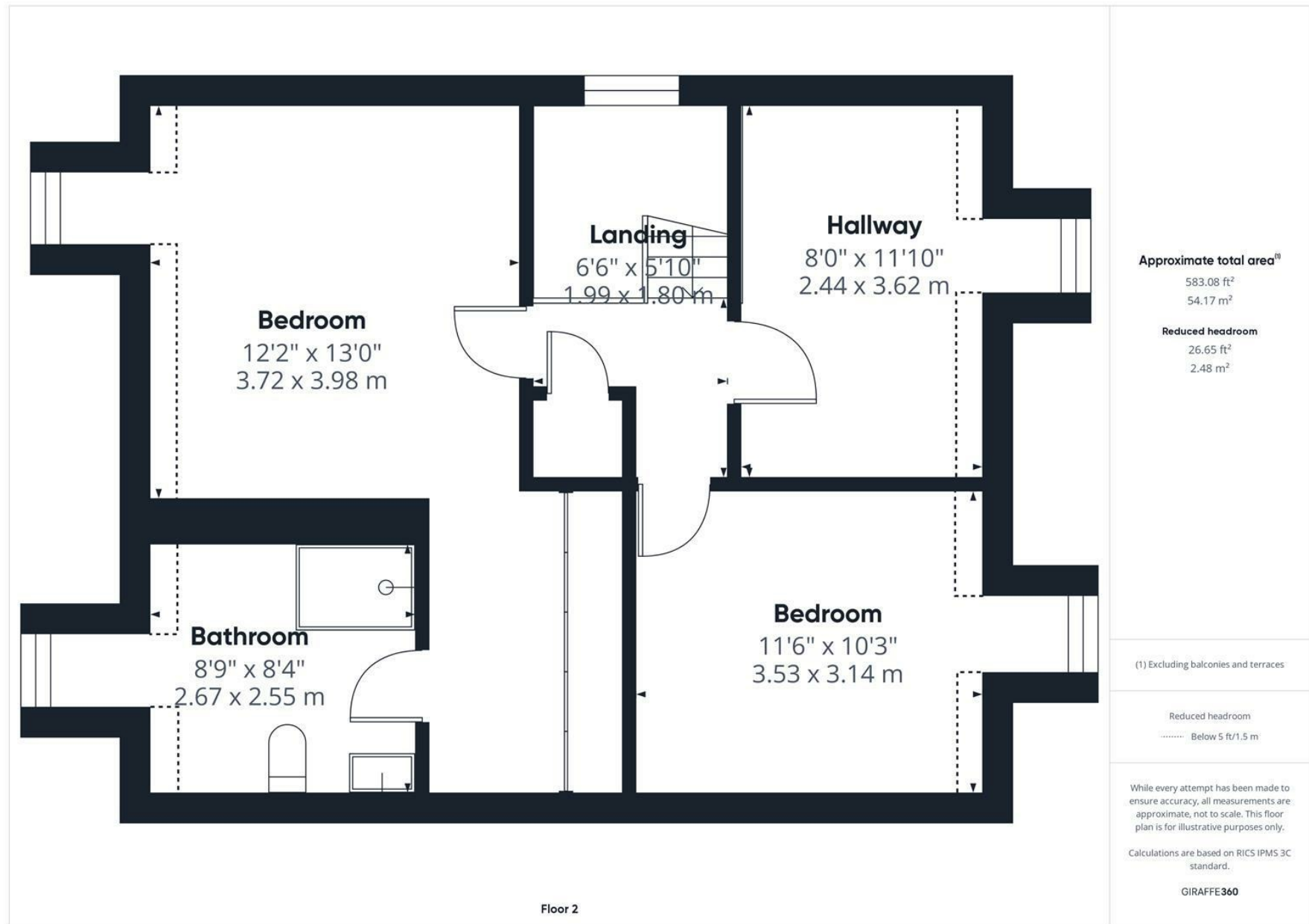
Staircase to the second floor

Landing

UPVC double glazed window to the side elevation, access to three additional bedrooms and the airing cupboard. Loft access.

Bedroom

UPVC double glazed window to the rear elevation. Gas central heated radiator.



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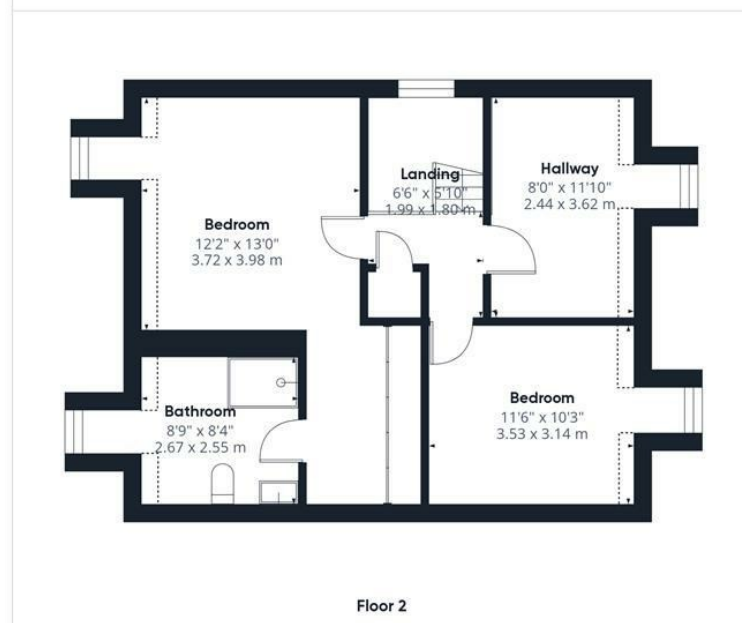
Park Row



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2023.84 ft²

188.02 m²

Reduced headroom

26.65 ft²

2.48 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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