



**CASTLE**  
DWELLINGS

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Offers Over £115,000

RESIDENTIAL SALES



Westfield Avenue, Castleford

A property with WOW factor, this beautifully presented 2 bedroom semi- detached house is situated in an ever popular location, a short distance from the Xscape, the local entertainment and leisure centre. This area is also perfect for easy access to the motorway network. Centrally heated and UPVC double glazed. The property comprised entrance lobby, lounge with feature panelling, modern fitted kitchen, rear porch. To the first floor there are 2 generous double bedrooms and a family bathroom. Viewing is an absolute MUST.



- Beautifully presented throughout
- Semi Detached home in a sought after location
- Convenient for all local amenities including Xscape leisure complex
- Easy access to the motorway network
- Ground floor lounge and well fitted dining kitchen
- Two generous double bedrooms and modern family bathroom

Call 01977 285111 or 01138 800600 to view this property. For more details visit [www.castledwellings.co.uk](http://www.castledwellings.co.uk)

Opening Hours  
Mon - Fri 9am to 5pm  
Sat 10am to 2pm



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### Entrance Lobby

Modern external part glazed front door leading into the entrance lobby with central heating radiator and stairs leading to the first floor.

### Lounge 12' 0" x 11' 1" (3.67m x 3.39m)

A beautifully presented room with feature panelling to walls, painted timber fire surround with tiled backing to the living flame gas fire and with marble hearth below, picture rail, central heating radiator and front facing PVCu window.



### Kitchen/Diner 14' 2" x 12' 0" (4.33m x 3.66m)

With a modern range of modern fitted units including base cupboards with laminate work surfaces over, inset single drainer 1.5 bowl sink with mixer taps, fitted under oven and 4 ring ceramic hob with chimney style hood over, pantry off, integral ceiling lights, central heating radiator, tiled splash backs, plumbing for an automatic washing machine, rear facing PVCu window. Access off to a rear entrance lobby.



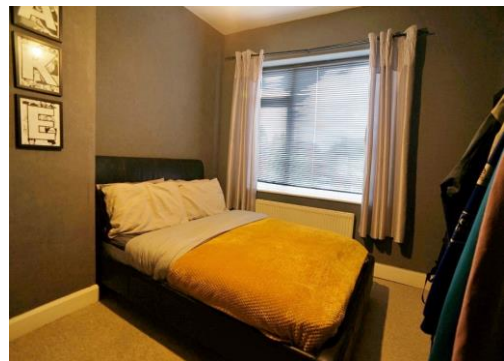
### Bedroom One 12' 2" x 11' 3" (3.70m x 3.42m)

Gorgeous room with front facing PVCu window, panelling feature to one wall, central heating radiator.



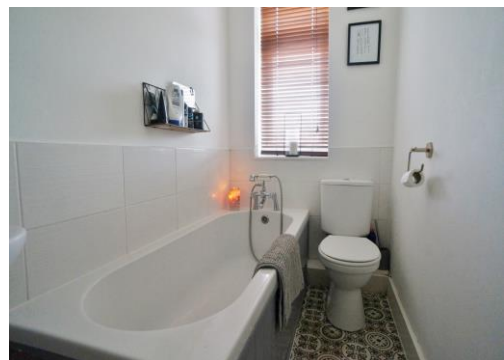
### Bedroom Two 12' 2" x 9' 8" (3.70m x 2.95m)

Generous sized second double bedroom with central heating radiator and rear facing PVCu window.



### Family Bathroom 8' 11" x 4' 3" (2.72m x 1.29m)

With modern white suite of panelled bath with telephone style mixer head shower taps, pedestal wash hand basin and low level flush WC. Tiled surround, opaque rear facing PVCu window, modern vertical central heating radiator.

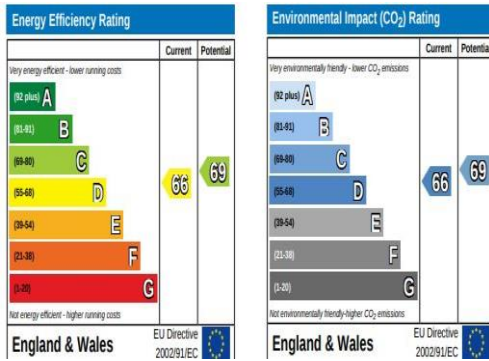


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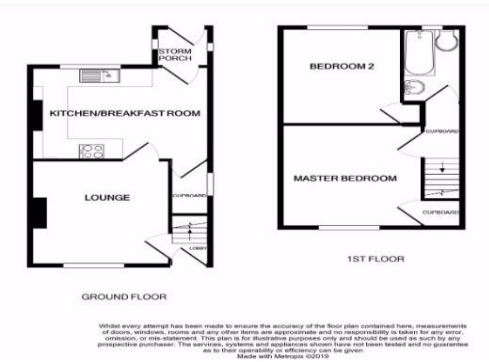
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## EPC



## Floor Plan



## Externally

To the front is a buffer garden with fence and gate leading onto a foot path giving access to the front door. Area to the side of informal garden. Enclosed rear garden with areas of lawn and patio together with brick built store.





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1. Money Laundering Regulations: Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation to ensure no delay in agreeing the sale.

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Castle Dwellings: 22 Bank Street, **Castleford** WF10 1JD, 1 Ropergate End, **Pontefract**, WF81JX, 85-87 High Street, **Kippax**, LS257AH

2. General: While we endeavour to make our sales particulars accurate and reliable, these are a general guide to the property, if there are any further details required please contact our office for further information. All fixtures and fittings are excluded from the sale unless specifically mentioned otherwise.

3. Measurements: All measurements are approximate room sizes and should only be used as a general guide. You must verify the dimensions before ordering carpets or any furniture.

4. Services: We have not tested any of the equipment or appliances in this property, we strongly advise prospective buyers to arrange their own survey or service reports before finalising their offer to purchase.

5. These particulars, whilst believed to be accurate are set out as a guideline and do not constitute any part of an offer or contract, none is to be relied upon as statements of representation or fact. Intending purchasers should not rely on them as statements of representation or fact and must satisfy themselves by inspection.