

Kilner Way, Castleford



Offers In The Region Of £240,000  3  1  1  77

A beautiful three bedroom family home in a great location close to Castleford town centre with local schools, amenities and transport links. Boasting a modern fully fitted kitchen dining area leading to the enclosed garden. The garden is perfect for entertaining and made easier with outdoor electrical sockets and water outlet. All three bedrooms have fitted wardrobes and access to the loft can be found on the landing, meaning ample storage options. Viewings are highly recommended on this property so call us today to book in!



- BEAUTIFUL THREE BEDROOM TOWN HOUSE
- OFF ROAD PARKING FOR TWO CARS
- Enclosed Rear Garden with Electrical Sockets and Water Point
- French Doors from Kitchen to Garden
- Spacious Throughout
- Convenient Downstairs WC
- Viewings Highly Recommended
- Council Tax Band - B
- EPC Band TBC

Call **01777 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hall

5'9" x 3'6" (1.76 x 1.09)

Entering through the front door into the entrance hallway. Space for shoes and coats with access to the downstairs WC and Lounge.

Downstairs WC

5'8" x 2'9" (1.75 x 0.86)

Conveniently placed downstairs WC with low flush toilet and a corner hand wash basin. Central heating radiator and window glazed to the front for privacy.

Lounge

15'9" x 15'0" (4.82 x 4.59)

A spacious lounge with laminate flooring and window to the front of the property. Open staircase features in the room giving a modern, open feel. The lounge is currently decorated neutral with a wallpapered feature wall. Ample space for a family or indoor entertaining.

Kitchen Diner

14'11" x 8'4" (4.57 x 2.56)

A beautiful and modern kitchen with changeable lights. Boasting plenty of cupboards, composite work surfaces and surround, a tiled floor, integrated double oven, gas hob, extractor hood, and plumbing for a washing machine. Currently housing a four seater kitchen table giving an option for lovely dining area with views of the rear garden through the french doors. An under stair cupboard also offers more storage in the property.

Master Bedroom

13'4" x 8'6" (4.07 x 2.61)

Located to front of the property, natural light flows through the master bedroom and with built in wardrobes giving potential for open space within the room.

Bedroom Two

10'9" x 8'6" (3.29 x 2.60)

Currently housing a single bed and a desk, this room is a good sized double room with a built in wardrobe and window to rear allowing privacy and views of the garden.

Bedroom Three

12'4" x 9'4" (3.77 x 2.86)

Not your typical box room, this single bedroom has extra room and viewings would be recommended to see the space provided. The third bedroom has a fitted wardrobe and cupboard over the stairs for extra storage options. Central heating radiator and window to the front of the property.

Family Bathroom

6'1" x 5'6" (1.87 x 1.68)

Three piece fitted bathroom suite including a panelled bath with over bath shower, hand wash basin and a low flush WC. Tiled surround, radiator, extractor fan and UPVC frosted window to the rear.

Garden and Exterior

French doors lead on to a large decking area perfect for entertaining, with outdoor electrical sockets and a water tap. A beautiful lawn area sited a level lower than the decking. Enclosed fencing around the garden offers privacy and safety as well as a sensor light and security cameras, the property is also fitted with a sensor alarm. To the front of the property is two off road parking spaces.



Floor Plan



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 plus) A		91
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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