

Holywell Lane, Castleford



£250,000



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A well presented, double bayed detached bungalow standing in an elevated position within this sought after road which lies within easy reach of motorways and the Xscape complex. Ideal for someone who wants a quality home which is ready to walk into, benefits from recently installed windows and a new roof, We would strongly recommend and early viewing to avoid disappointment.



- Beautifully presented, traditionally built, double bay windowed, detached bungalow standing in an elevated position.
- Enclosed and private gardens, detached garage.
- Reception Hall with oak flooring
- Bay windowed lounge
- Large, well fitted dining kitchen with integrated appliances and multi fuel stove
- Main bedroom with quality fitted robes, second bedroom with French windows
- Tiled house bathroom with modern white suite
- EPC Grade D
- Council Tax Band C
- Viewing Essential

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

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

Reception Hall

12'4" x 4'7" plus 3'6" x 3'0" (3.78 x 1.41 plus 1.07 x 0.92)

A lovely, welcoming reception area with panelled and glazed composite external door, anthracite radiator, integral ceiling lights and oak flooring and giving access to all living and bedrooms,

Lounge

13'6" x 11'10" (4.14 x 3.62)

A large living space with curved walk in bay to the front having uPVC windows, curved central heating radiator, oak flooring, coved ceiling and with ornamental fire recess,

Dining Kitchen

16'5" x 14'10" (5.02 x 4.54)

Wonderful space and well fitted area with modern units including base cupboards and drawers with Corian work surfaces over which incorporate a 1.5 bowl sink with mixer taps over, 5 ring gas hob with angled extractor hood over, fitted oven and microwave/combi oven, integrated fridge and freezer, integrated washing machine and fitted wall cupboards. Island unit forming breakfast seating and having extra storage cupboards below, This room has ample natural light with windows to each side and rear, anthracite radiator, tile flooring, exposed brick fireplace recess housing the multi fuel stove and with an external door leading to the side.

Bedroom 1

13'6" x 12'11" (4.14 x 3.94)

Great size double bedroom with front facing, curved, walk in bay with uPVC windows, curved radiator and a range of quality fitted wardrobes to one wall with smoked glass finish to the sliding doors.

Bedroom 2

11'1" x 9'5" (3.38 x 2.88)

Good size second bedroom to the rear of the property with French windows to the garden and anthracite radiator.

Bathroom

7'8" x 6'0" (2.35 x 1.84)

Beautifully finished with a white suite of panelled bath with side mounted taps, 1/2 pedestal wash hand basin and low level flush WC. Tiling to walls and floor, anthracite radiator, integral ceiling lights and rear facing, opaque, uPVC window.

External

The property stands in an elevated position from the road with driveway area leading to the detached single garage. Steps lead up through terraced gardens of lawn and shrubs to the front door. To the left hand side of the property is an angled GARDEN ROOM, 2.59 x 2.29 max which could provide useful office space for someone who works from home. The rear garden is enclosed and private with terraces of lawn and lower patio area with Indian stone paving. Storage area for wood to the side.



Floor Plan

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 is given as to their operation or efficiency. Use the plan as a guide only. Crown Estate Agents Ltd.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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