

Toll Hill Drive, Castleford



Offers In The Region Of £240,000  4  3  2  81

Nestled in the charming Toll Hill Drive, Castleford, this terraced house offers a delightful living experience. Boasting a spacious reception room, 4 bedrooms, and 3 bathrooms, this property is perfect for those seeking spacious accommodation.

As you step inside, you'll be greeted by a welcoming reception hall and well-fitted modern dining kitchen, ideal for hosting family gatherings or intimate dinners. The first floor lounge exudes comfort, while the master bedroom with fitted robes and ensuite shower provides a peaceful retreat. Three additional bedrooms offer versatility for a growing family or guests.

The house is beautifully presented throughout, with a lovely rear garden where you can unwind and enjoy the outdoors. The well-placed location ensures easy access to local amenities and motorways, making daily life convenient for residents. With a well-presented house bathroom and spread over three floors, this property combines practicality with style.

Don't miss the opportunity to make this house your home and experience the best of what Castleford has to offer.



- Popular location, well placed for local amenities, motorways and surrounding centres
- Reception Hall with cloakroom off and panelling feature
- Well fitted dining kitchen with modern units and fitted oven and 5 ring hob
- Master bedroom with en-suite shower and fitted robes
- Three further second floor bedroom
- House bathroom with modern suite including plumbed in shower
- Enclosed rear garden with covered pergola. Integral garage.
- EPC Grade B
- Council Tax Band C
- Don't delay in viewing - Call us today to arrange this

Call 01977 285 111 to view this property or visit www.crownestateagents.com

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

Entrance Hall

5'11" x 16'4" (1.82 x 5.00)

Come in through a panelled and glazed door into the entrance hall to face the staircase up to the first floor. With laminate flooring, a radiator and a panelling feature across one wall.

WC

2'6" x 5'8" (0.77 x 1.74)

This downstairs toilet has a low flush wc and vanity hand wash basin as well as a radiator and extractor fan.

Kitchen Diner

12'2" x 14'6" (3.71 x 4.42)

This up to date kitchen diner has a window and french doors out to the rear garden. The kitchen area itself is fitted with a good range of attractive modern units including base cupboards and drawers with laminate work surfaces over and with modern shape, inset single drainer stainless steel sink with mixer taps over, integrated fridge and freezer together with integrated dishwasher. Inset 5 ring gas hob with chimney style extractor hood over and double oven below, tall display cabinets and with island unit having further ranges of cupboards and drawers with granite work surface over. Concealed plumbing for an automatic washing machine, laminate tiled floor and central heating radiator.

First Floor Landing

The landing moves back round to a staircase to the 2nd floor and has an airing cupboard, radiator and a window to the front.

First Floor Lounge

13'1" x 14'7" (4.00 x 4.47)

A good size living room overlooking the rear garden and with French windows opening to a Romeo and Juliet style balcony as well as a radiator

Bedroom 4

7'10" x 9'7" (2.39 x 2.93)

This room sits on the first floor with a window to the front and a radiator

House Bathroom

5'1" x 7'1" (1.56 x 2.17)

The main house luxury bathroom is up to date with a low flush wc and a vanity hand wash basin. It has a panelled bath with a plumbed in mixer shower over and with a glazed screen. There is a tiled surround with recessed vanity shelf, a radiator and porcelain tiled floor together with an extractor fan.

Second Floor Landing

The second floor landing has a built in cupboard, central heating radiator as well as access to the loft.

Master Bedroom

10'11" x 15'8" (overall) (3.35 x 4.78 (overall))

This large master bedroom is on the second floor with its own en suite and a range of fitted wardrobes going across 2 walls with a combination of high level and tall cupboards as well as drawers and a dressing table together with bedside drawers. It has a radiator and a window to the front.

En suite Shower room

5'8" x 6'4" (1.74 x 1.94)

This beautifully presented en suite for the master bedroom has a low flush wc, vanity hand wash basin and a shower cubicle with bifold doors. It also has a radiator, extractor fan, a frosted window to the front, as well as a tiled surround and fitted vanity cupboards.

Bedroom 2

8'0" x 13'0" (2.46 x 3.98)

This second, large double bedroom is on the second floor with a window to the rear and a radiator.

Bedroom 3

5'10" x 9'8" (1.79 x 2.97)

The third slightly smaller bedroom is currently used as a study on the second floor with a window to rear and a radiator.

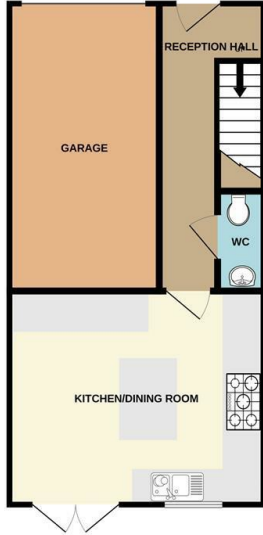
External

To the front of the property there is parking for two vehicles and access to the integral garage which has an up and over door, power and light. To the rear is an enclosed garden, beautifully finished with covered pergola allowing alfresco dining even if there is a shower. Beyond is a garden with lawn and shale beds. A lovely space to sit and relax

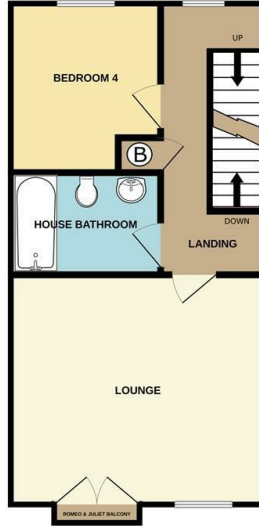


Floor Plan

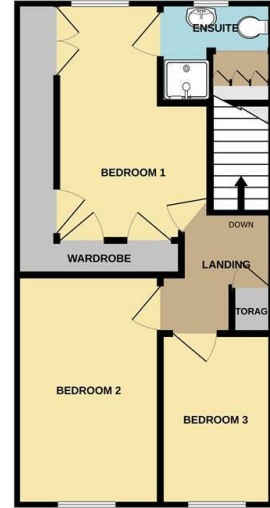
GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

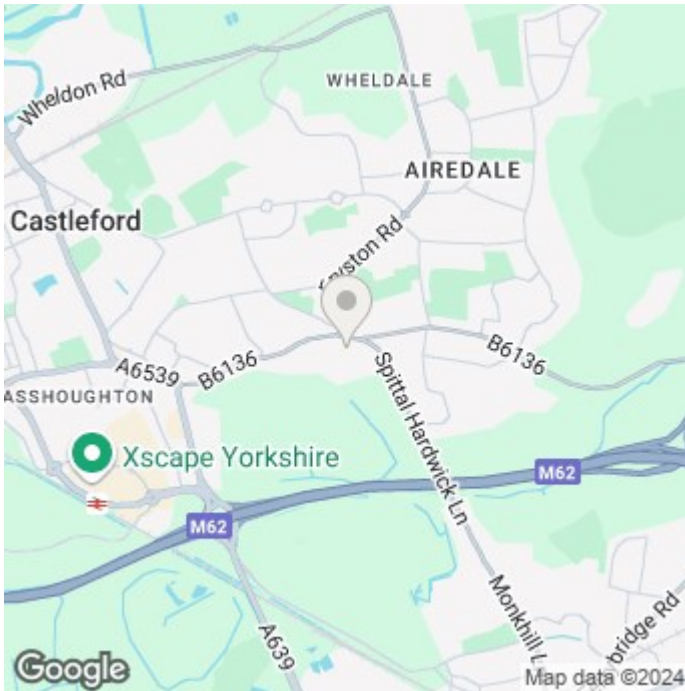


2ND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		92
(81-91) B	81	
(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	

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