

## Craig Hopson Avenue, Castleford



Offers In The Region Of £250,000  3  2  1  84

Welcome to Craig Hopson Avenue, Castleford - a charming semi-detached house . This well-presented modern property boasts three bedrooms, including a luxurious master bedroom with an en suite shower room for added convenience.

Situated in an ideal location, this home offers not only comfort but also practicality. The enclosed rear garden provides a private sanctuary for relaxation, while the drive to the side of the property offers convenient parking space for you and your guests.

With a modern fully fitted kitchen and one reception room, two bathrooms, and ample space throughout, this property is ideal for families or those looking for a comfortable living space.

Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm and warmth that Craig Hopson Avenue has to offer!



- Modern Semi- Detached Property
- Entrance Hall and Cloakroom
- Fully Fitted Kitchen with Integrated Fridge & Freezer
- 3 Spacious Bedrooms
- Master Bedroom with En Suite Shower Room
- Enclosed Rear Garden
- Ideal Location
- Driveway With Parking
- Council Tax Band C
- EPC GRADE B

Call **01977 285 111** to view this property or visit [www.crownstateagents.com](http://www.crownstateagents.com)

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

### Entrance Hall

A Bright and welcoming entrance hall with a glazed and panelled door ,staircase to the first floor and radiator.

### Cloakroom

3'1" x 5'1" (0.95 x 1.56)

The Cloakroom consists of a Low flush WC , corner pedestal wash hand basin and radiator

### Lounge

11'3" x 13'11" (3.45 x 4.25)

Bright and spacious Lounge features French Doors to the rear garden , radiator and a feature vertical decorative panel on one wall .

### Kitchen Diner

10'6"x 17'3" (3.21x 5.26)

Open Plan Fully Fitted Kitchen Diner with integral lighting and breakfast bar . The kitchen area has a good range of fitted units including base cupboards and drawers, wall cupboards, a built in oven with 4 ring gas hob , a single sink drainer with 1.5 bowl and mixer taps ,integrated fridge & freezer and a concealed wall mounted gas boiler . There are also an integrated washing machine and dishwasher and radiator and with a window to the front elevation.

### First Floor Landing

With a window to the front elevation and staircase to 2nd floor

### Bedroom 2

11'4" x 11'4" (3.46 x 3.46)

Generously sized second bedroom located on the first floor , that comprises of a fitted wardrobe and a built in cupboard and features panelling to one wall . The room also features a radiator and a window overlooking the rear garden .

### Bedroom 3

7'1" x 10'8" (2.17 x 3.27)

Good sized front facing double bedroom with a radiator and window.

### Family Bathroom

6'2" x 7'1" (1.90 x 2.16)

Modern, well presented family bathroom that features integral lighting and a panelled bath with tiled surround and plumbed in shower with a glazed screen over .low flush WC , 1/2 pedestal wash hand basin and a chrome heated towel rail .

### Second Floor Landing

Giving access to the

### Master Bedroom

10'4" x 18'4" (3.17 x 5.60)

Spacious Master Bedroom located on the 2nd Floor , which comprises of a fitted wardrobes with sliding glass mirrored doors , radiator and a dormer window overlooking the front of the property.

### En Suite Shower Room

4'7" x 8'9" (1.42 x 2.67)

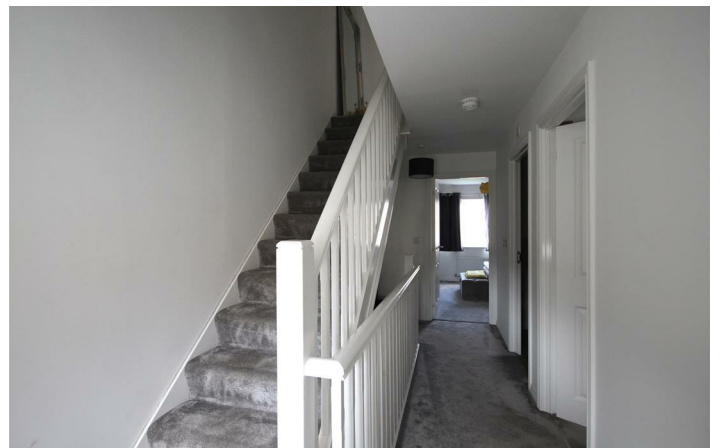
Modern En-suite Shower room comprises of a tiled surround, shower cubicle with sliding glazed screen door , low flush WC and a 1/2 pedestal Wash hand basin . The shower room also features integral lights and a Velux window to the rear.

### Rear Garden

An excellent, entertaining space, this private and enclosed rear garden has a stone paved patio and artificial lawn.

### Front Garden

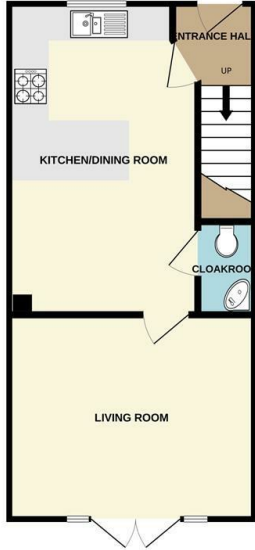
Small garden to the front with a footway leading to the property .There is also a driveway to the side of the property giving parking space for two vehicles.



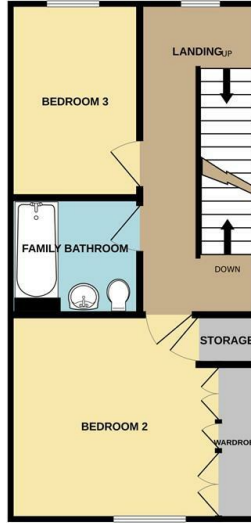


Floor Plan

GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.

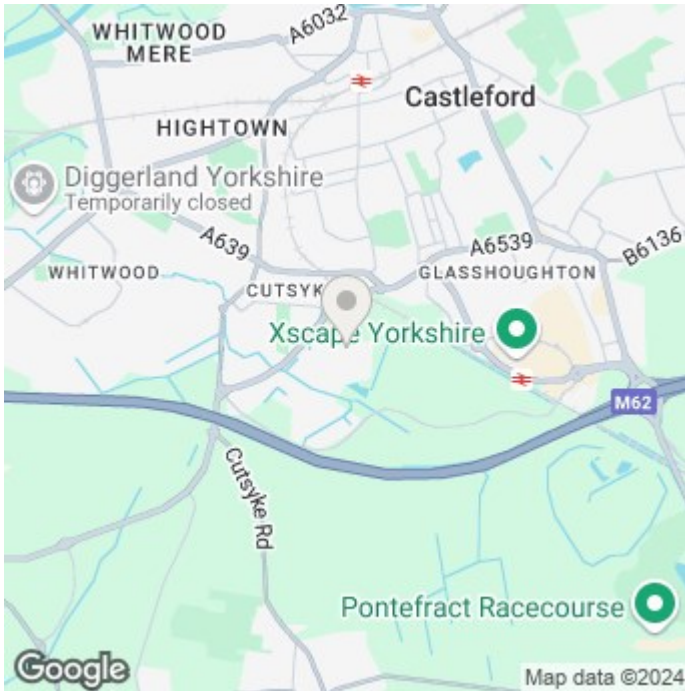


2ND FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.7 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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