



CROWN

ESTATE AGENTS

Wheldon Road, Castleford



Offers In The Region Of £290,000



4



3



1



87

Nestled on Wheldon Road in the charming town of Castleford, this delightful detached family house offers a perfect blend of comfort and convenience. With a generous layout, the property boasts one spacious reception room, ideal for family gatherings or entertaining guests. The heart of the home is the inviting dining kitchen, which provides ample space for culinary adventures and family meals. Additionally, a utility room and cloakroom on the ground floor enhance the practicality of daily living.

The first floor features four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The master bedroom is particularly noteworthy, as it comes complete with an en-suite shower, providing a private sanctuary for relaxation.

The enclosed gardens surrounding the property offer a safe and pleasant outdoor space for children to play or for hosting summer barbecues. The good-sized accommodation is complemented by its excellent location, which allows for easy access to the town centre, local shops, and schools, making it an ideal choice for families.

This lovely family home is not just a house; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or seeking a new adventure, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community.



- Spacious family home, on a corner plot
- Open views to the side
- Reception hall, Good size lounge
- Well fitted dining kitchen, Utility and cloakroom
- Master bedroom with en-suite shower
- Three further good size bedrooms and family bathroom
- Enclosed and private gardens, garage and driveway
- Council Tax Band D
- EPC Grade B87
- Freehold

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

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Entrance Hall

6'3" x 6'3" (1.921 x 1.91)

Entrance hall to the property with stairs to the first floor and a central heating thermostat.

Downstairs toilet

2'11" x 5'6" (0.912 x 1.690)

Downstairs cloakroom off the hallway containing a low flush toilet and hand wash basin. 1 radiator.

Lounge

10'6" x 18'9" (3.224 x 5.719)

A large bright and fresh lounge with 3 windows, 2 to the side and 1 to the front. Also french doors leading into the garden. A radiator and tv point.

Kitchen/Dining

A beautifully fitted kitchen with a double sink drainer, mixer tap and streamlined work surfaces. A sleek finish with a breakfast bar area with seating for 2 or more persons. The bay window provides a side aspect to the property and all appliances are built in with a door leading to the utility room with under stair storage.

Utility Room

A very useful utility room with plumbing for a washing machine, drawers and cupboards for storage and laminate flooring.

Landing

6 doors leading to the 4 bedrooms and 1 airing cupboard, 1 main bathroom. Access to the loft, built in cupboard and a radiator.

Main Bedroom

10'6" x 12'3" (3.216 x 3.747)

Dual aspect providing a great sense of light and space with windows to the front and side. Built in wardrobes and a radiator.

En-Suite shower room

3'6" x 6'5" (1.07 x 1.971)

Containing a double shower and low flush toilet. Wash hand basin and separate shower. This also has a window to the side of the property.

Bedroom 2

10'3" x 8'4" (3.143 x 2.541)

Bedroom 2 is another dual aspect room within this property with windows to the side and rear. 1 radiator.

Bedroom 3

7'9" x 8'3" (2.373 x 2.52)

With a window to the side and plenty of room for a single or double bed. 1 radiator.

Bedroom 4

7'9" x 8'3" (2.37 x 2.53)

Bedroom 4 has a window to the front with plenty of space to be used as a fourth bedroom or office.

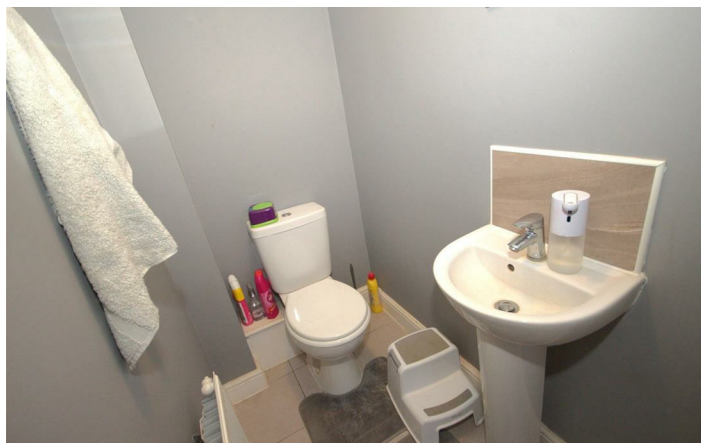
Family Bathroom

5'8" x 5'8" (1.75 x 1.73)

Delivering on clean and relaxing, this has a low flush toilet, wash hand basin, a panelled bath with shower over. Tiled surround and integral lights. With a heated towel rail for extra cosyness.

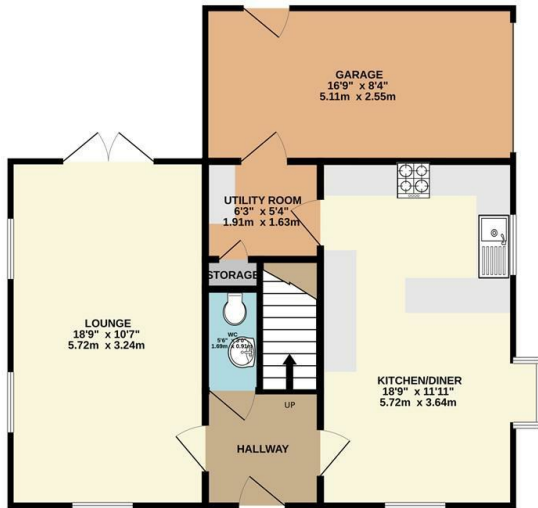
Front Garden

A lovely wrap around garden for this end property is accessed from the french doors. This property is eye-catching both from the outside and inside too.

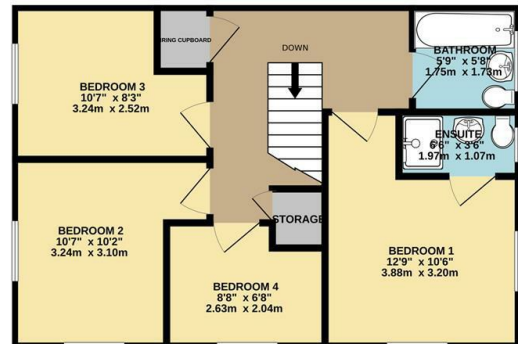


Floor Plan

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.




TOTAL FLOOR AREA: 1163 sq.ft. (108.1 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		
(81-91) B	87	88
(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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