



CROWN

ESTATE AGENTS

Whitwood Lane, Castleford



£675,000



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Discover Moor House, an exceptional Grade II listed six-bedroom detached residence, offering timeless elegance and refined family living. Set within a coveted position on Whitwood Lane (WF10 5QD), this remarkable home blends historic character with impressive scale, presenting a rare opportunity for discerning buyers.

Behind its distinguished façade, Moor House boasts generous reception spaces, original architectural features, and expansive accommodation arranged to suit both modern family life and sophisticated entertaining. With six versatile bedrooms, the property provides ample room for family, guests, or luxury home-working.

Externally, the residence enjoys substantial grounds, mature gardens, and the privacy befitting a home of this calibre, ideal for outdoor dining, leisure, or simply enjoying the tranquillity of its setting.

A landmark property of unrivalled charm, Moor House stands ready to be cherished by its next custodian. An exceptional offering rarely seen on the open market.



- Large Character Property
- Six Bedrooms
- Eclectic Decor throughout
- Modern Kitchen
- Garage
- EPC D
- Council Tax Band C

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

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

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Ground Floor

Entrance Hall

Entrance in via a modern UPVC door disguised as the character original door. Upon entering Moor House, you are greeted by eclectic decor, warmth and a homely feel which is unique for a house of this size and stature.

Living Room

16'2" x 15'3" (4.93m x 4.65m)

Despite the large size of this room it still radiates a warm homely feeling which really is the 'norm' for this property. Feature fireplace, sash window, wooden flooring & multiple features applying to the eclectic feel, for example, floor to ceiling wall mounted radiator in matte graphite.

Office

15'3" x 12'2" (4.67m x 3.73m)

This is a great sized room, currently used as a home office, the application for this room is endless, with a restored feature fire place, sash window, wooden flooring, exposed beams this room adds to the consistent feel of this property.

Kitchen/Diner

18'0" x 18'9" (5.49m x 5.74m)

A newly fitted kitchen with an array of wall and base units, solid porcelain sink, integrated dishwasher, washing machine, oven, microwave, induction hob and motion sensor controlled extractor fan. These features yet again add to this home. There is a fireplace with a log burner that is swept yearly and installed to all regulations. Words really don't do this justice, when you see this for yourself, you'll know exactly what we mean!

Sitting Room

11'6" x 18'4" (3.51m x 5.61m)

Located to the rear of the property, this room is currently used as an additional living room, initially this was going to be the kitchen so you'll find an abundance of plug sockets in here which is never a bad thing! UPVC window to the side of the property and UPVC double door leading to the garden. Underfloor heating, the boiler and fuse board are also located in here.

Cloakroom

This cloakroom spent many years hidden in plain sight until one day the current owner 'tapped' on the wall and heard it was hollow, upon further inspection (with a hammer) the original door was uncovered and probably one of the smartest downstairs cloakrooms was born!

First Floor

Bedroom One

15'3" x 16'2" (4.65m x 4.93m)

This large bedroom has the original wooden flooring, sash window, exposed beams and more space than you'll ever need!

Bedroom Two

14'0" x 15'5" (4.27m x 4.72m)

A large bedroom with original panelled wall, sash window, carpet over the original wooden floor.

Bedroom Three

11'6" x 17'7" (3.51m x 5.38m)

A large room with a UPVC window to the side of the property, exposed beams, carpet over the original wooden floor.

Bedroom Four

12'0" x 12'4" (3.66m x 3.78m)

A great sized room located to the rear of the property with a UPVC window to the side of the property, carpet over the original flooring.

Bathroom

Bath with over head shower, Victorian style sink, towel drying radiator, shower screen, WC and extractor fan.

WC

Separate to the main bathroom, which is always handy, this WC has a window to the side of the property and a bespoke one of one vanity unit.

Second Floor

Bedroom Five

15'3" x 16'2" (4.65m x 4.95m)

A large room to the front of the property, sash window, feature fireplace, exposed beams and carpet over the original flooring.

Bedroom Six

13'8" x 15'3" (4.17m x 4.65m)

Currently used as a dressing room, this room has original panelling in and an en-suite (in progress) fitted, sash window to the front of the property and carpet over the original flooring.

Cellar

The cellar is the same size as the living room which makes for great storage.

External

Block-paved to the front with room for at least 5 cars, access either side to the rear garden. Detached single garage, shed, potting shed, green house. This garden is extremely private as it's not over looked.



Floor Plan



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		
(69-80) C		77
(55-68) D	59	
(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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