



CASTLE DWELLINGS

....because your home is your Castle !

Price £235,000

RESIDENTIAL SALES



Brookfield Avenue, Castleford,

This is a rare opportunity to purchase a traditional three bedroom detached house. Situated on one of Castlefords most sought after streets, this well presented home is set back from the road. The accommodation on offer is spacious and is sure to be of interest to a variety of buyers. VIEWING HIGHLY RECOMMENDED!!



- Two Large Reception Rooms
- Fitted Kitchen
- Three Good Sized First Floor Bedrooms
- Family Bathroom with Shower Cubicle
- Gas Central Heated and Double Glazed Throughout
- Driveway Offer Ample off Street Parking
- Single Detached Garage
- EPC Grade D

Call 01977 285111 or 01138 800600 to view this property. For more details visit www.castledwellings.co.uk

Opening Hours

Mon - Fri 9am to 5pm
Sat 10am to 2pm

Castle Dwellings: 22 Bank Street, Castleford WF10 1JD, 1 Ropergate End, Pontefract, WF8 1JX, 85-87 High Street, Kippax, LS25 7AH



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Entrance Lobby 5' 11" x 12' 6" (1.80m x 3.82m)

Enter the property through the ornate glazed door into the entrance lobby. With doors leading to the lounge, dining room and kitchen, floor covering and staircase leading to the first floor.



Lounge 12' 0" x 13' 8" (3.66m x 4.17m)

With an impressive front facing bay window, feature fire place with gas fire, wooden flooring, coving to the ceiling and a gas central heated radiator.



Dining Room 11' 6" x 13' 0" (3.51m x 3.96m)

With uPVC double doors leading to the rear elevation, wooden flooring



Kitchen 6' 6" x 9' 7" (1.97m x 2.91m)

Fitted with a range of base and wall units with work surfaces over, incorporating a single sink drainer. Comprising of a built in electric oven and hob with extractor hood and plumbing and space for a washing machine. With a rear facing window.



First Floor Landing 6' 7" x 7' 1" (2.01m x 2.16m)

With a window to the side elevation, gas central heated radiator and doors leading to the bedrooms and family bathroom.



Master Bedroom 11' 7" x 11' 11" (3.52m x 3.63m)

This large double bedroom has an impressive front facing bay window which offer lots of natural light. With a coved ceiling and a gas central heated radiator.



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Bedroom Two 8' 10" x 11' 7" (2.70m x 3.53m)

This second double bedrooms has a window to the rear elevation and a gas central heated radiator.



Bedroom Three 13' 0" x 11' 11" (3.96m x 3.64m)

With window at the rear, gas central heated and carpeted throughout.



Family Bathroom 6' 7" x 7' 10" (2.00m x 2.40m)

Fitted with a white four piece bathroom suite which comprises of a low flush wc, wash hand basin, panelled bath, shower cubicle with electric shower, heated towel rail and frosted uPVC window.



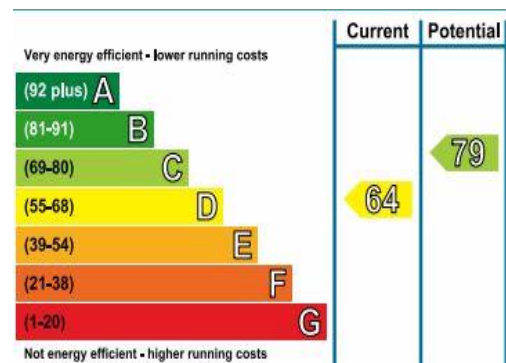
Externally

The front of the property is laid mainly to lawn with a paved driveway offering ample parking, which leads to the single, detached, garage. To the rear is an enclosed garden the raised potting beds and a patio area.

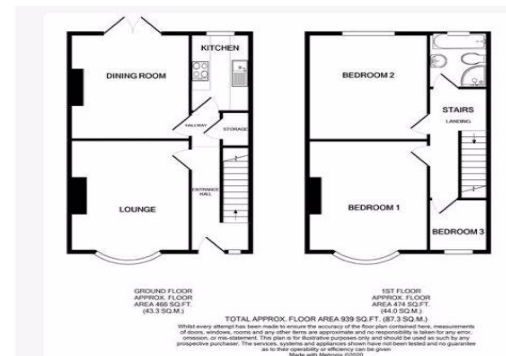


EPC

EPC Grade to Follow



Floorplan



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Important notice

- 1. We have not been able to test the equipment or any appliances at this property and recommend that prospective purchasers arrange for a qualified person to check the appliance(s) before entering into any commitment.
- 2. All fixtures and fittings are expressly excluded from the sale unless specifically mentioned otherwise.
- 3. Prospective purchasers should discuss any personal issues/expectations that they may have in relation to a new property with the agent in order to avoid arranging unsuitable viewings.

