

**Castleford Lane, Ferrybridge**

**£220,000**



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House - Semi-Detached  
3 Bedrooms, 1 Bathroom

£220,000

- POPULAR LOCATION
- UPDATED INTERIORS
- CONVENIENT FOR LOCAL ROAD NETWORK
- VIEWS OVER NEARBY PARK TO REAR
- SEMI DETACHED HOUSE
- COUNCIL TAX BAND A
- OFF ROAD PARKING
- KITCHEN AND SEPARATE UTILITY ROOM
- FAMILY BATHROOM WITH SEPERATE SHOWER



Updated by the current owners, this three bedroom property now has modern, spacious accommodation suitable for a variety of buyers including families and first time buyers. Off road parking and gardens to three sides. Views over the park at the rear.

The accommodation briefly comprises:

Ground Floor - entrance hall, living room, dining kitchen, utility room

First floor - two double bedrooms and one single bedroom, bathroom

Outside - gardens to three sides, off road parking, garage.

**GROUND FLOOR**

**ENTRANCE HALL**

Covered open porch with arched entrance. Entrance door with glazed side and overhead panels which opens into the hallway. Doors to living room, kitchen and utility room, stairs to first floor. Radiator.

**LIVING ROOM**

With walk in bay window overlooking the front garden. Radiator.

**DINING KITCHEN**

Set at the rear of the house with French doors giving direct access into the garden. Fitted with a modern range of base and wall units, including tall integrated fridge/freezer and dishwasher. Inset white sink and drainer with mixer tap. Built under single oven with electric hob and extractor over. Integrated microwave. Radiator.



### UTILITY/BOOT ROOM

Spacious room used by the current owners as a boot room/utility room. Plumbing/space for washing machine. Inset stainless steel sink and drainer with mixer tap. Base and wall cupboards. Windows to side and rear aspects, door leading to the side garden. Radiator. Useful understairs storage cupboard housing the gas central heating boiler.

### FIRST FLOOR

### LANDING

Galleried landing with white painted balustrade. Doors to the three bedrooms and bathroom. Window to the side elevation. Loft access hatch.

### BEDROOM

Double bedroom set at the rear of the house, with window overlooking the nearby park. Radiator.

### BEDROOM.

A further double bedroom with window to the front elevation. Radiator.

### BEDROOM..

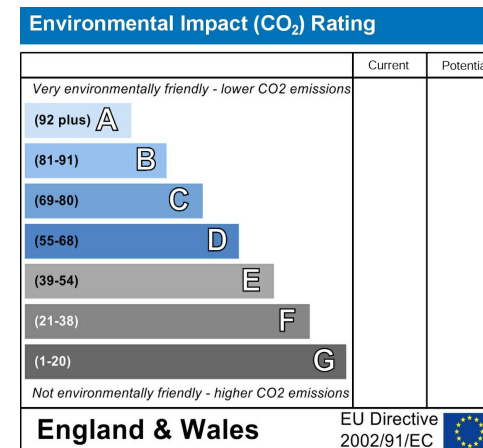
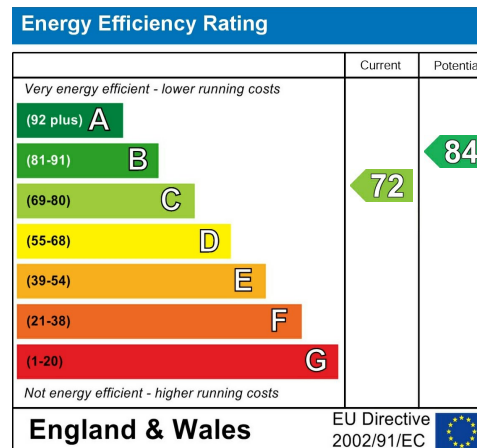
Single bedroom with window to the front of the property. Radiator.

### BATHROOM

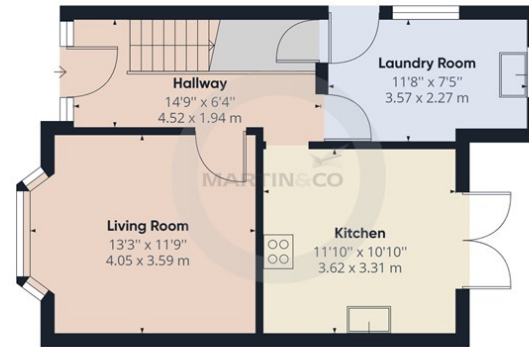
Fully tiled and fitted with a white suite comprising bath, separate shower cubicle, w.c. and basin set into a vanity unit with storage underneath. Ladder towel radiator. Window to the rear elevation.

### OUTSIDE

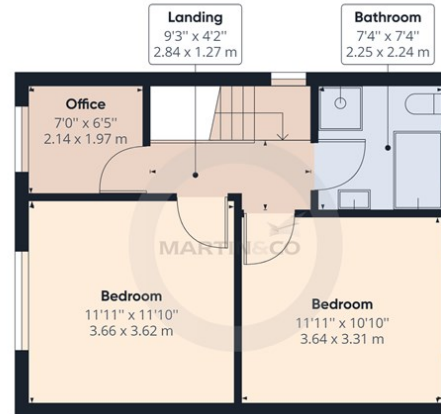
Front garden with wall fronting Castleford Lane. Gravelled driveway providing off road parking. Garage. Front garden mainly laid to lawn. Side decked terrace with balustrade separating it from the rear garden, which is mainly laid to lawn with play area.







Approximate total area<sup>(1)</sup>  
893.30 ft<sup>2</sup>  
82.99 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

