



Thirlmere Drive, Castleford

£165,000


MARTIN & CO

Thirlmere Drive, Castleford

House - Semi-Detached 3 Bedrooms, 1 Bathroom

£165,000

- LOOKING FOR THE PERFECT, SPACIOUS 3 BED FAMILY HOME IN LANDSCAPED GARDENS? LOOK NO FURTHER
- CLOSE TO LOCAL AMENITIES, SHOPS & SCHOOLS FOR ALL AGES
- SHORT DRIVING DISTANCE M62 & A1 BEING IDEAL FOR THOSE WISHING TO COMMUTE
- RECEPTION HALL, MODERN FITTED KITCHEN, LOUNGE/DINING ROOM WITH FRENCH DOORS TO REAR GARDEN
- LANDING, 3 REALLY GOOD SIZE BEDROOMS AND HOUSE BATHROOM WITH SHOWER
- THERE IS OFF STREET PARKING AT THE FRONT WITH A SMALL LAWN GARDEN
- LARGE REAR LANDSCAPED GARDEN WITH DECKED PATIO, LAWN & OUTDOOR STORAGE
- COUNCIL TAX BAND A
- EPC RATING C

Situated in the popular residential area of Thirlmere Drive in Castleford, this outstanding, particularly spacious family home is 'ready to move in' condition for the successful purchaser to begin their next chapter. Boasting three well-proportioned bedrooms, a modern kitchen and bathroom, this property offers immaculate and stylishly presented internal living accommodation throughout.

As you step into the inviting reception hall, you are greeted by a sense of warmth and homeliness. The spacious lounge/dining room is perfect for entertaining, with French doors that open to the decked patio, seamlessly blending indoor and outdoor living.

The property's charm extends beyond its interiors, with landscaped gardens that are a true delight. The large lawn is ideal for children to play, while the tree and shrub lined borders provide a sense of privacy and tranquillity, creating a perfect space for relaxation.

Conveniently located close to local amenities, shops, and schools, this home is perfect for families looking for convenience and comfort. Additionally, its proximity to major Northern centres and the A1 makes it an ideal choice for commuters.

If you are looking for a property that offers both style and practicality, this house on Thirlmere Drive is a must-see. Don't miss the opportunity to make this wonderful house your new home.



Reception Hall

Having a UPVC double glazed window and door to the front aspect, gas central heating radiator with decorative cover, laminate wood effect flooring. and stairs with spindled bannister leading to the first floor landing.

Kitchen

Having a fitted kitchen with a range of wall and base cupboard units with timber style work surfaces over, incorporating a single bowl sink and drainer with chrome mixer tap over and a gas five ring hob with chimney style extractor fan over. Having complimentary tiling to walls and modern tiled floor. There is an integrated electric oven and plumbing for an automatic washing machine, a gas central heating

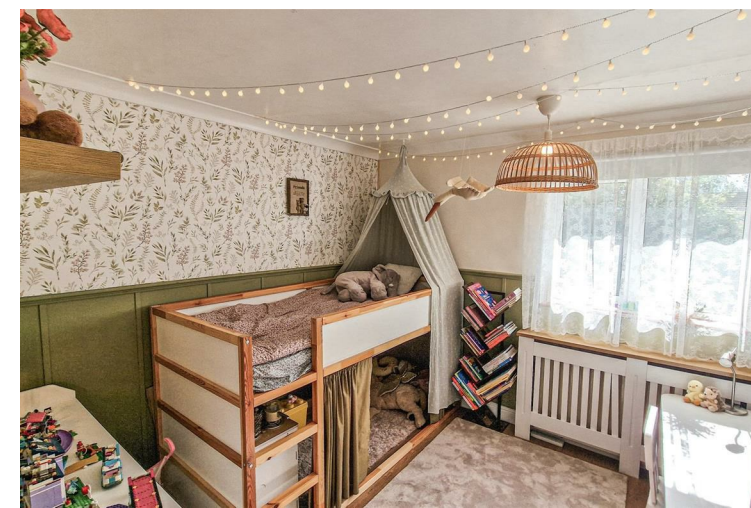
radiator, a UPVC double glazed window to the front aspect, a useful walk in storage cupboard and an external UPVC double glazed door to the side leading out to the garden.

Lounge/Dining Room

Having a contemporary feature media wall, laminate wood effect flooring, a UPVC double glazed window and French doors opening to the gorgeous landscaped garden and central heating radiator.

First Floor Landing

A spacious gallery landing with spindle balustrade and laminate wood style flooring, providing access to the three bedrooms and the house bathroom. Having access to the loft space. Gas central heating radiator with decorative cover and a UPVC double glazed window to the front aspect.



Bedroom One
 Having feature sliding door opening to another light and airy room having coving to ceiling, UPVC double glazed window to the rear aspect and a gas central heating radiator with decorative cover.

Bedroom Two
 Having a UPVC double glazed window to the rear aspect, a gas central heating radiator with decorative cover, useful built in floor to ceiling storage cupboards and modern feature partial panelled walls.

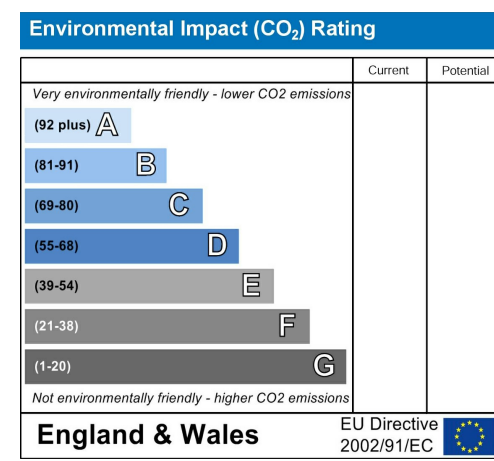
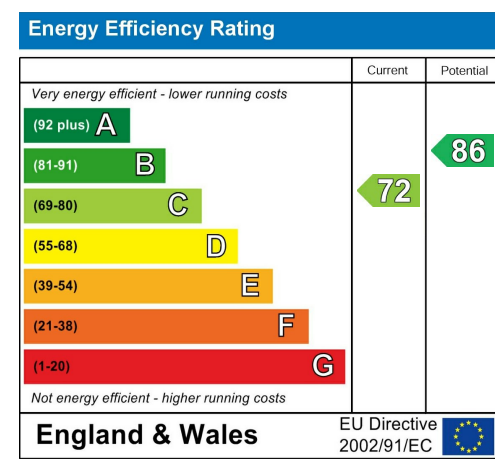
Bedroom Three
 Having a UPVC double glazed window to the front aspect, feature modern partial panelled walls and a gas central heating radiator with decorative cover. The

bulk head has been converted into a useful built in seat, which the current owners use as an exercise space.

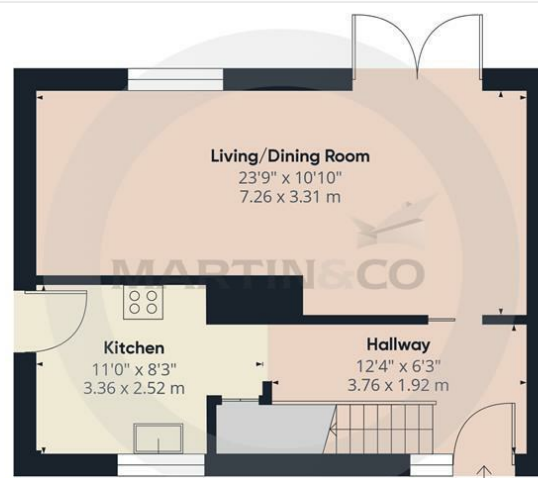
House Bathroom
 A feature sliding door opens to the family bathroom creating more space. Having a white three piece suite comprising of a rectangle panel bath with shower over, a unit housed circular ceramic wash hand basin and low flush WC. Having attractive complementary tiling to walls and tiled floor, two frosted UPVC double glazed windows to the side aspect and ladder style towel warmer.

Outside Front
 There is a front garden which is mainly laid to lawn and a driveway to the side providing off street parking.

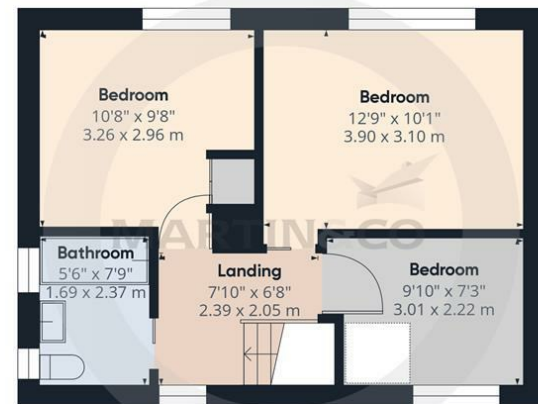
Outside Rear
 To the rear, there is a generous, particularly attractive landscaped, enclosed garden which is mainly laid to lawn and decked patio providing a fabulous outdoor space for children to play, al fresco dining, entertaining friends or simple relaxation. There is also outside lighting and a brick outbuilding/shed. There is a boundary fence lined with decorative trees and shrubs providing a good degree of privacy.







Floor 1



Floor 2

Approximate total area⁽¹⁾
787.4 ft²
73.15 m²

(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.

GIRAFFE360

Background User

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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.

