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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(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	

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Beech Crescent, Castleford, WF10 3RJ Four Bedroom Detached, **Offers in the Region Of £390,000**

**Beautifully Presented and Larger Than Expected : Lounge, Office and Snug :
Modern Open Plan Dining Kitchen : Two Modern Shower Rooms and En-Suite
Bathrooms : Good Sized Bedrooms : Sunny Positioned Landscaped Garden with
Large Patio : Outbuildings for Storage and Home Working/Office : Multiple Off
Street Parking : Good Rail, Bus and Road Transport Links**

PROPERTY DETAILS

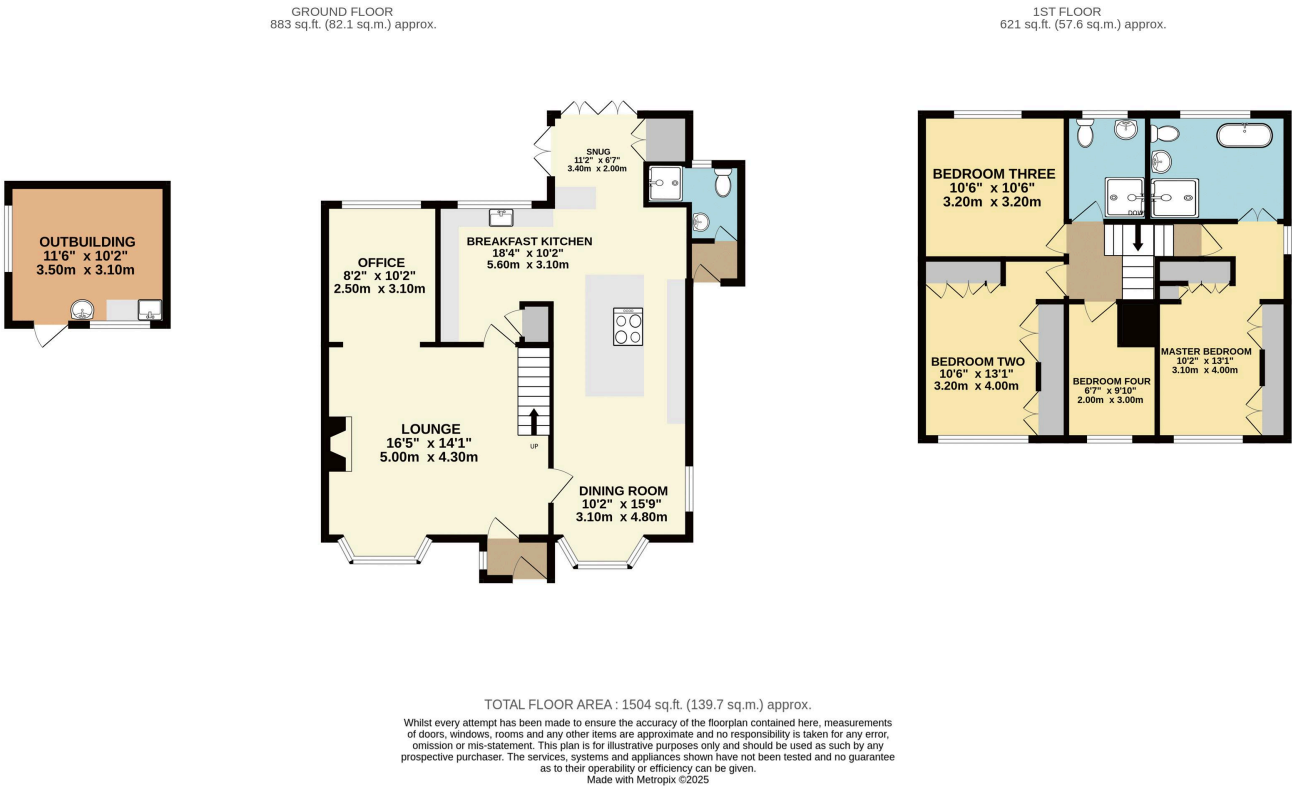
Enfields are delighted to offer for sale this modern and expansive detached property situated within a sought after residential area of Castleford.

Beautifully presented throughout, this family home is close to a full range of local amenities found within Castleford, Pontefract and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into Wakefield, Doncaster and Leeds.

The property briefly comprises to the ground floor; entrance porch, expansive lounge, office, modern open plan dining kitchen with fully integrated appliances, snug with direct access to the garden and a modern downstairs wc/shower room. To the first floor; master bedroom with dressing area and modern en-suite bathroom, two other double bedrooms, good sized single bedroom and a modern house shower room.

The property also benefits from having a large landscaped garden to the rear that is private in nature and includes a sunny positioned Indian Stone patio, ideal for outside entertaining. Also included are outbuildings that have multiple uses including workshop, office, gym, games room etc. Outdoor opportunity for office. Multiple off street parking is also provided by a block paved driveway to the front. Available with no onward chain a viewing is a must to fully appreciate the size and quality of this home. Freehold: Energy Performance Rating C: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



Entrance Hallway

Enter through composite door with double glazed opaque window panel to front aspect. Solid oak flooring, UPVC double glazed opaque circular window to side aspect and door leading through to lounge.

Lounge 14' 1" x 16' 5" (4.30m x 5.00m)

Solid oak flooring throughout and gas central heated radiator. Feature log burner with Adams style surround with marble open brick back and hearth. UPVC double glazed bay window to front aspect. Stairs to first floor landing, doors leading into other rooms and archway opening through to Study Room.

Office 10' 2" x 8' 2" (3.10m x 2.50m)

Solid oak flooring throughout, gas central heated radiator and UPVC double glazed window to rear aspect.

Breakfast Kitchen 10' 2" x 18' 4" (3.10m x 5.60m)

Matching high and low level shaker style storage units with solid oak square edged work surfaces and matching splashbacks. Inset ceramic sink with hot water and filtered tap. Integrated Neff dishwasher and washing machine. Under storage counter lighting, recess spotlights and tiled wood affect flooring throughout. Useful storage cupboard. UPVC double glazed window to rear aspect. Kitchen island with low level storage units with a pull up electric point and plinth heater. Integrated five ring Neff electric hob with extractor fan over. Remote controlled integrated combo grill and microwave top, oven and grill. Integrated full length fridge freezer. Recess spotlights. Underfloor heating. Opening through to conservatory and dining room.

Dining Room 15' 9" x 10' 2" (4.80m x 3.10m)

Tiled wood affect flooring, gas central heated radiator, recess spotlights and UPVC double glazed windows to front and side aspect. Underfloor heating.

Snug 6' 7" x 11' 2" (2.00m x 3.40m)

Tiled wood affect flooring, UPVC double glazed French doors to side aspect and UPVC double glazed bi-folding doors to rear aspect leading directly to garden. Recess spotlights and built in storage with larder. Velux electric and rain censored roof window. Underfloor heating.

Side Entrance

Enter through composite door to front aspect, tiled wood affect flooring, recess spotlights and door into downstairs shower room.

Downstairs Shower Room

Three piece suite comprising of a low level W/C with soft close mechanism. Handwash basin mounted over vanity unit, chrome mixer tap and a mains fed thermostatic controlled twin shower. Chrome wall mounted gas central heated towel rail, recess spotlights and Travertine tiled floor and walling throughout. UPVC double glazed opaque window to rear aspect.

First floor landing

Doors leading into other rooms and loft access.

Master Bedroom 13' 1" x 10' 2" (4.00m x 3.10m)

Solid oak flooring, UPVC double glazed window to front and side aspect. Built in wardrobes and storage. Bi-folding door through to En-suite bathroom.

En-Suite Bathroom

Four piece suite comprising of a low level W/C. Inset handwash basin mounted over vanity unit with marble affect countertop and splashback. Free standing bath with chrome mixer tap and handheld shower attachment. Large walk in mains fed thermostatic controlled waterfall shower with handheld shower attachment. Tiled floors and walling throughout and recess spotlights. Wall mounted gas central heated towel rail and UPVC double glazed opaque window to rear aspect.

Bedroom Two 13' 1" x 10' 6" (4.00m x 3.20m)

UPVC double glazed window to front aspect, gas central heated radiator, built in wardrobes and storage.

Bedroom Three 10' 6" x 10' 6" (3.20m x 3.20m)

UPVC double glazed window to rear aspect and gas central heated radiator.

Bedroom Four 9' 10" x 6' 7" (3.00m x 2.00m)

Wood affect flooring, gas central heated radiator and UPVC double glazed window to front aspect.

House Shower Room

Three piece suite comprising of a low level W/C with soft close mechanism. Floating handwash basin with chrome mixer tap and a mains fed thermostatic controlled shower with shower head attachment. Travertine tiled floors and walling throughout, recess spotlights and wall mounted chrome gas central heated towel rail. UPVC double glazed opaque window to rear aspect.

Outside

Front of the property has a large block paved double driveway providing multiple off street vehicle parking with decorative slate chippings to border and hedging to boundaries. Side of property accessed via timber gate. Rear garden having an Indian stone style patio area with an electric awning with steps leading up to an artificial lawn. Timber fencing to boundaries and a timber storage shed. Garage used for storage accessed via UPVC door with a double glazed window to side aspect. Power and lighting. EV charging point.

Additional outbuilding 10' 2" x 11' 6" (3.10m x 3.50m)

Multiple business opportunities. Passed by environmental health with a five star food rating, hygiene cladding, hot water boiler, hand wash basin and double sink. UPVC double glazed windows to front and side aspect. Accessed through UPVC door. Space for multiple full size fridge freezers. Power and lighting.

Property Particulars D1