

enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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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Telford Close, Castleford, WF10 5LS Five Bedroom Extended Detached, **Offers in Excess of £450,000**

Beautiful and Modern Throughout : Flexible Individual Family Space : Two Separate Lounges : Two Modern Dining Kitchens : Two Bathrooms and En-Suite : Garden with Raised Decking/Patio : Large Driveway for Multiple Vehicles : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

Enfields are delighted to offer for sale this extended and expansive five bedroom detached property situated within a popular residential area of Castleford.

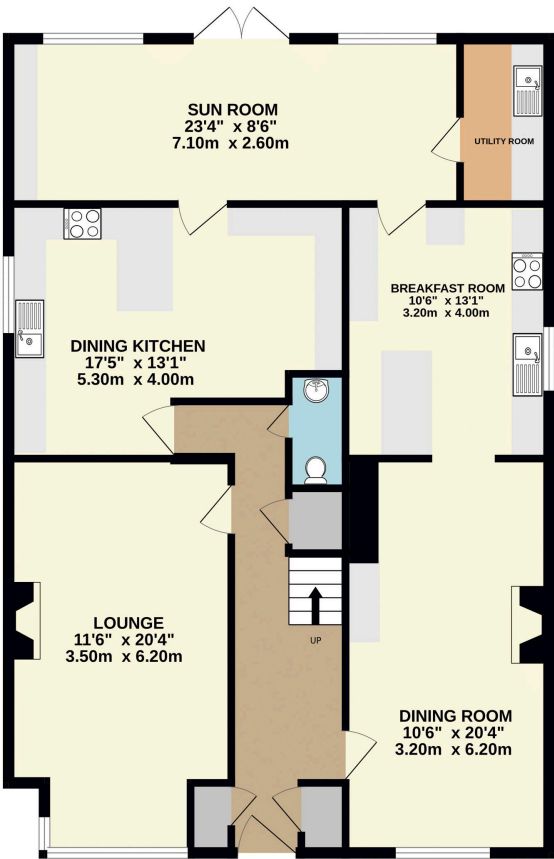
Beautifully presented throughout, this family home is located close to a full range of local amenities found within Castleford and Junction 32 Outlet Village which all have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres,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

The main property briefly comprises to the ground floor; entrance hallway, downstairs w/c, Expansive lounge and dining room, modern open plan dining kitchen, a second breakfast kitchen, utility room and sun room. To the first floor; large master bedroom with four piece en-suite bathroom, double bedroom with modern en-suite shower room, third double bedroom, two other well-proportioned bedrooms and modern three piece bathroom.

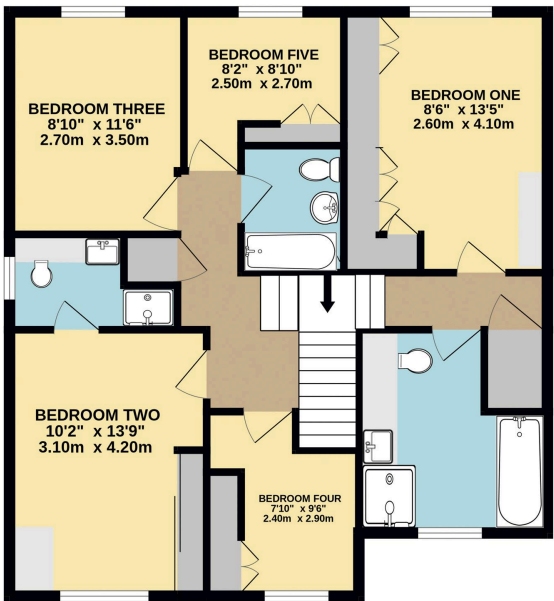
Directly accessed from the sun room is a good sized, sunny positioned garden with raised decking area that is ideal for outside entertaining. Multiple off street parking is also provided by means of an expansive driveway with turning space. Due to the size and quality the property has to offer an early viewing is highly recommended. Freehold: Energy Performance Rating C: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
1144 sq.ft. (106.3 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 1949 sq.ft. (181.1 sq.m.) approx.
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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Entrance Hallway

Enter through composite door to front aspect with double glazed opaque window panel. Karndean wood effect flooring. Gas central heated radiator. Built in storage cupboard, stairs leading to first floor landing and doors leading into other rooms.

Downstairs W/C

Two piece suite comprising of a low level W/C with hidden cistern. Handwash basin mounted over vanity unit with chrome mixer tap and a tiled splashback. Laminate wood effect flooring. Chrome wall mounted gas central heated towel rail.

Lounge 20' 4" x 11' 6" (6.20m x 3.50m)

Karndean wood effect flooring, gas central heated radiators and feature electric fireplace with Adams style surround and a marble back and hearth. UPVC double glazed windows to front aspects.

Dining Room 20' 4" x 10' 6" (3.20m x 6.20m)

Karndean wood effect flooring, gas central heated radiator and feature electric fireplace with marble Adams style surround, back and hearth. UPVC double glazed window to front aspect. Built in storage cabinets. Opening through to Breakfast Kitchen.

Breakfast Room 13' 1" x 10' 6" (3.20m x 4.00m)

Matching high and low level shaker style storage units with laminate wood effect work surfaces and matching splashbacks. Inset sink with draining board and chrome mixer tap. Integrated four ring electric induction hob with extractor fan hood over. Oven and grill beneath and a glass splashback. Integrated full sized fridge freezer. Gas central heated radiator. Karndean wood effect flooring, recess spotlights, UPVC double glazed opaque window to side aspect and door through to sunroom. Integrated wine cooler.

Dining Kitchen 13' 1" x 17' 5" (5.30m x 4.00m)

Matching high and low level storage units with laminate wood effect work surfaces and matching splashbacks. Inset one and a half sink with draining board and chrome mixer tap. Integrated four ring electric induction hob with fan hood and glass splashback. Integrated oven and grill. Space for full sized fridge freezer, karndean wood effect flooring throughout and recess spotlights. UPVC double glazed window to side aspect. Gas central heated radiator and door through to Sunroom. Integrated wine cooler.

Sunroom 8' 6" x 23' 4" (7.10m x 2.60m)

Laminate wood effect flooring and underfloor heating. Low level storage units with laminate wood affect counter tops over. UPVC double glazed windows to rear aspect and UPVC double glazed French doors leading to rear garden. Skylight windows and door to utility. Integrated wine cooler.

Utility Room

Matching high and low level storage cabinets with laminate wood effect work surfaces and matching splashbacks. Inset stainless steel sink with draining board and chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Tiled flooring.

First Floor Landing

Doors leading into other rooms, UPVC double glazed opaque window to side aspect and gas central heated radiators. Two loft access points. Built in storage cupboards. Loft is partially boarded.

Bedroom One 13' 5" x 8' 6" (2.60m x 4.10m)

Built in wardrobes and storage. Gas central heated radiator, laminate wood effect flooring and UPVC double glazed window to rear aspect.

Main Bathroom

Four piece suite comprising of a low level W/C with soft close mechanism and a hidden cistern. Handwash basin mounted over vanity unit with chrome mixer tap and granite countertop. Panelled bath with chrome mixer tap handheld showerhead attachment and a walk in mains fed thermostatic controlled twin shower. Laminate wood effect flooring, tiled walls throughout and recess spotlights. Wall mounted chrome gas central heated towel rail. UPVC double glazed opaque window to front aspect.

Bedroom Two 13' 9" x 10' 2" (3.10m x 4.20m)

Laminate wood effect flooring, gas central heated radiator and built in storage/ wardrobes with sliding doors. Fitted cupboards and drawers. UPVC double glazed window to front aspect and door through to En-Suite bathroom.

En-Suite Bathroom

Three piece suite comprising of a low level W/C with soft close mechanism and a hidden cistern. Handwash basin mounted over vanity unit with chrome mixer tap and granite effect countertop. Walk in mains fed thermostatic controlled twin shower. Tiled flooring and tiled walls throughout, recess spotlights and wall mounted gas central heated radiator. UPVC double glazed opaque window to side aspect.

Bedroom Three 11' 6" x 8' 10" (2.70m x 3.50m)

Laminate wood effect flooring, gas central heated radiator and UPVC double glazed window to rear aspect.

Bedroom Four 9' 6" x 7' 10" (2.40m x 2.90m)

Gas central heated radiator, UPVC double glazed window to front aspect and built in wardrobes/ Storage.

Bedroom Five 8' 10" x 8' 2" (2.50m x 2.70m)

Laminate wood effect flooring, gas central heated radiator, built in wardrobes/storage and UPVC double glazed window to rear aspect.

House Bathroom

Three piece suite comprising of a low level W/C with soft close mechanism and a hidden cistern. Handwash basin mounted over vanity unit with chrome mixer tap and a granite countertop. Bathtub with centralized mixer tap and mains fed thermostatic controlled shower over. Laminate wood effect flooring, tiled walls throughout and recess spotlights. Wall mounted gas central heated towel rail.

Outside

Rear garden accessed via a stone walkway through a timber gate. Steps down to a 'Trex' decking area with integrated lights. Spiral patio area leading to a small garden which is mainly laid to lawn. Decorative stone borders. Bushes and shrubs to rear border. Timber fencing to boundaries. Timber workshop and a timber storage shed. Outside Tap. Large block paved driveway providing multiple off street vehicle parking which can hold a magnitude of cars.

Property Particulars D1