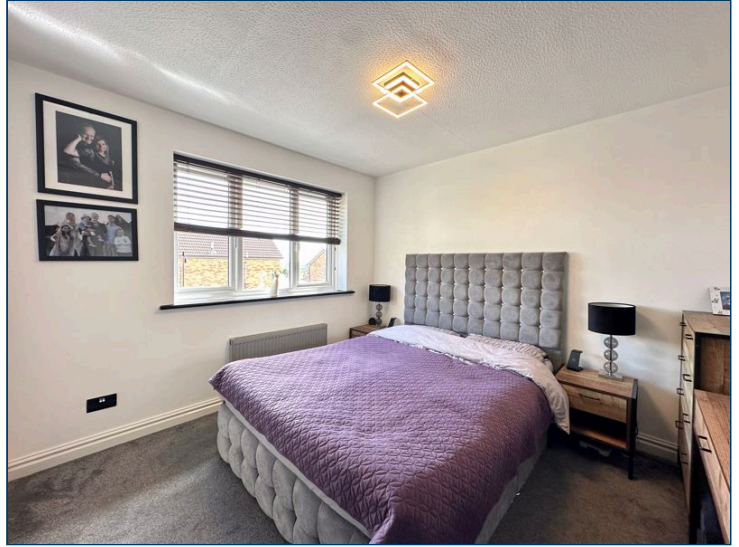


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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Brindle Park Drive, Castleford, WF10 4SH
Four Bedroom Detached
£321,995

**Extended and Larger than Expected : Modern Open Plan Dining Kitchen :
Expansive Lounge and Home Office : Good Sized Bedrooms with Fitted
Storage : Modern Bathroom and En-Suite : Landscaped Garden Including
Outdoor Lounge/Kitchen : Double Driveway and Integral Garage : Close to
Local Amenities and Schools : Good Rail, Bus and Road Transport Links**

PROPERTY DETAILS

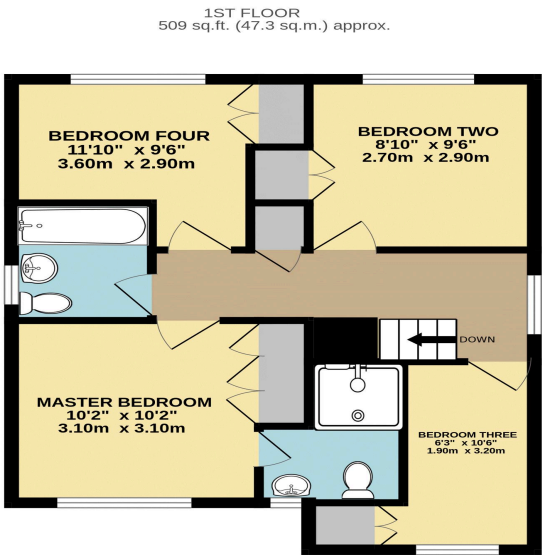
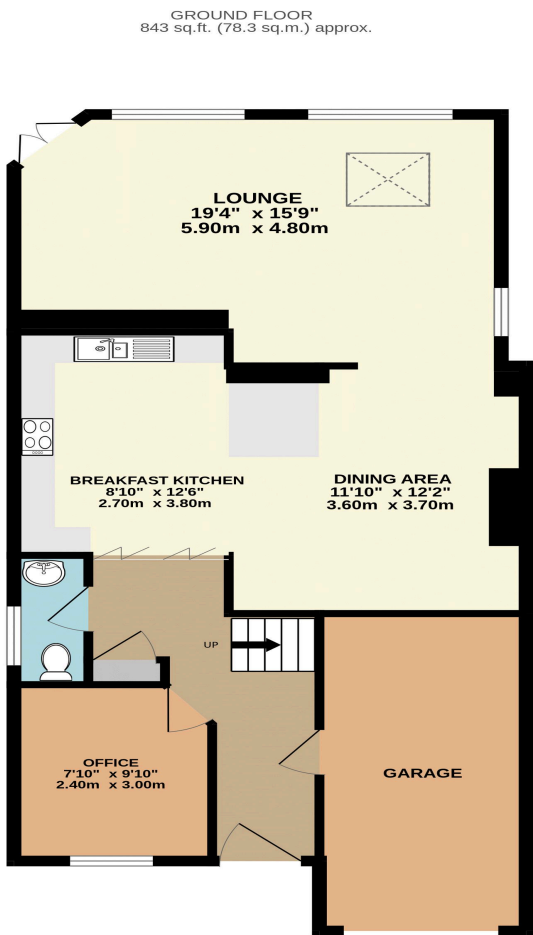
Enfields are delighted to offer for sale this impressive, extended four bedroom, detached property situated within a popular residential area of Castleford.

Beautifully presented throughout, this family home is located close to a full range of local amenities found within Castleford and Pontefract town centres, Junction 32 Outlet Village all which have a vast range of shops, supermarkets, 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, Leeds and London.

The property briefly comprises; to the ground floor, entrance hallway, downstairs w/c, office, modern open plan dining kitchen and expansive lounge. To the first floor; master bedroom with fitted wardrobes and modern en-suite shower room, two other double bedrooms both with fitted storage, good sized single bedroom with fitted storage and a modern three piece house bathroom.

The property further benefits from having a landscaped garden with patio/seating areas and outdoor lounge/kitchen with log burner making it an ideal space for outside entertaining. Multiple off street parking is provided by means of a double driveway and integral garage. Located within a much sought after area an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating C: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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. Solid oak flooring. Gas central heated radiator. Built in storage cupboard. Digital nest heating control. Stairs to first floor landing and doors leading into other rooms.

Office 9' 10" x 7' 10" (3.00m x 2.40m)

Gas central heated radiators, solid oak flooring and UPVC double glazed window to front aspect.

Downstairs W/C

Two piece suite comprising of a low level W/C. Pedestal handwash basin with chrome mixer tap and tiled splashback. Tiled flooring, Gas central heated radiator. Double glazed opaque window to side aspect.

Breakfast Kitchen 12' 6" x 8' 10" (3.80m x 2.70m)

Enter through Bi-Folding doors with glass panels. Matching high and low level storage units with laminate wood affect roll edged work surfaces and matching splashbacks. Inset one and a half sink with draining board and chrome extendable tap. Integrated four ring electric hob with extractor fan hood over and oven/grill beneath. Integrated dishwasher, solid oak flooring, recess spotlights and breakfast bar with built in wine rack. Space for full size fridge freezer. Opening through to dining area.

Dining Area 12' 2" x 11' 10" (3.70m x 3.60m)

Solid oak flooring, gas central heated radiator and recess spotlights. Opening through to lounge.

Lounge 15' 9" x 19' 4" (4.80m x 5.90m)

Solid oak flooring throughout. Gas central heated radiator and recess spotlights. Two UPVC double glazed windows to rear and one to side aspect. UPVC double glazed Velux window and UPVC double glazed French doors leading to rear garden.

First Floor Landing

Doors leading into other rooms. Storage cupboard housing the boiler. Double glazed opaque window to side aspect. Loft access.

Master Bedroom 10' 2" x 10' 2" (3.10m x 3.10m)

Gas central heated radiator and UPVC double glazed window to front aspect. Built in wardrobes and storage. Door to En-Suite shower room.

En-Suite Shower Room

Three piece suite comprising of a low level W/C with hidden cistern. Handwash basin mounted over vanity unit with chrome mixer tap. Walk in mains fed thermostatic controlled twin shower with bi-folding glass screen door. Tiled walls and flooring. Wall mounted gas central heated towel rail and recess spotlights. UPVC double glazed opaque window to front aspect.

Bedroom Two 9' 6" x 8' 10" (2.90m x 2.70m)

Gas central heated radiator and UPVC double glazed window to rear aspect. Built in wardrobe.

Bedroom Three 10' 6" x 6' 3" (3.20m x 1.90m)

UPVC double glazed window to front aspect and gas central heated radiator. Built in wardrobe.

Bedroom Four 9' 6" x 11' 10" (2.90m x 3.60m)

Gas central heated radiator and UPVC double glazed window to rear aspect. Built in wardrobe.

House Bathroom 6' 7" x 5' 7" (2.00m x 1.70m)

Three piece suite comprising of a low level W/C with hidden cistern. Handwash basin mounted over vanity unit with chrome mixer tap. Bath with central chrome mixer tap. Mains fed thermostatic controlled shower over. Tiled floors and walling throughout. Wall mounted chrome gas central heated towel rail. Recess spotlights and double glazed opaque window to side aspect.

Outside

Front of the property has a garden area which is mainly laid to lawn and stone steps leading up front door with a covered porch. Rear garden being a social space across three tiers. Lower level being a stone patio area with steps leading up to a sloped garden which is laid with artificial lawn. Outside tap. Raised decking ideal for hot tub and well maintained landscaped borders incorporating bushes and shrubs. Access to raised stone patio area ideal for seating with wrought iron railings and raised borders with an electric water feature. Access to a raised decking area with a timber purposeful pergola with log burner, fitted kitchen, work units with an integrated barbeque, mini fridge, extractor fan and power/lighting. Double tarmacked driveway providing multiple off street vehicle parking leading to an integral garage. Garage having space and plumbing for washing machine, tumble dryer and fridge freezer. Up and over door and power/lighting.

Property Particulars D1