



**Birch Mews, Castleford WF10 5WH**



william  
h brown

welcome to

## Birch Mews, Castleford

Modern DETACHED home on Birch Mews, Castleford. Set in a sought-after spot, this STYLISH three-bed offers generous living space, a private garden, and plenty of parking. With a contemporary finish throughout and versatile extra room, it's perfect for families or first-time buyers alike!



## **Entrance Porch**

### **Lounge**

16' 2" max x 10' 3" max ( 4.93m max x 3.12m max )

### **Reception Room**

8' 3" max x 7' 8" max ( 2.51m max x 2.34m max )

### **WC**

### **Kitchen Diner**

18' 8" max x 7' 7" max ( 5.69m max x 2.31m max )

### **First Floor Landing**

### **Bedroom One**

13' 10" max x 9' 6" max ( 4.22m max x 2.90m max )

### **En-Suite**

### **Bedroom Two**

11' 4" max x 8' 7" max ( 3.45m max x 2.62m max )

### **Bedroom Three**

9' 9" max x 7' 9" max ( 2.97m max x 2.36m max )

### **Garage**

### **Garden To Rear**



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## Birch Mews, Castleford

- Three Bedroom Detached Family Home
- Modern Kitchen Diner
- An Additional Reception Room
- WC & Family Bathroom
- En-Suite To Master Bedroom

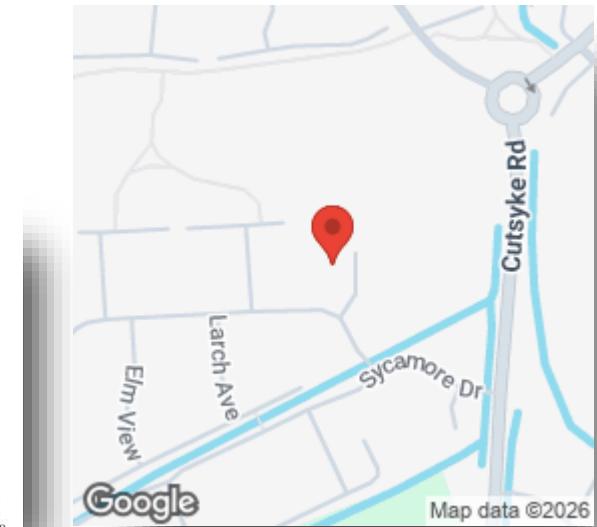
Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£242,500**



Total floor area 94.6 m<sup>2</sup> (1,018 sq ft) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Key measurements, such as room widths, are approximate and may not be exact. Room sizes are approximate. No liability is taken for any errors, omissions or inaccuracy. A copy may be made upon the payment of a fee.



Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF113821 - 0009

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