

... Your proactive estate agent



Brookfield Avenue, Castleford, WF10 4BJ

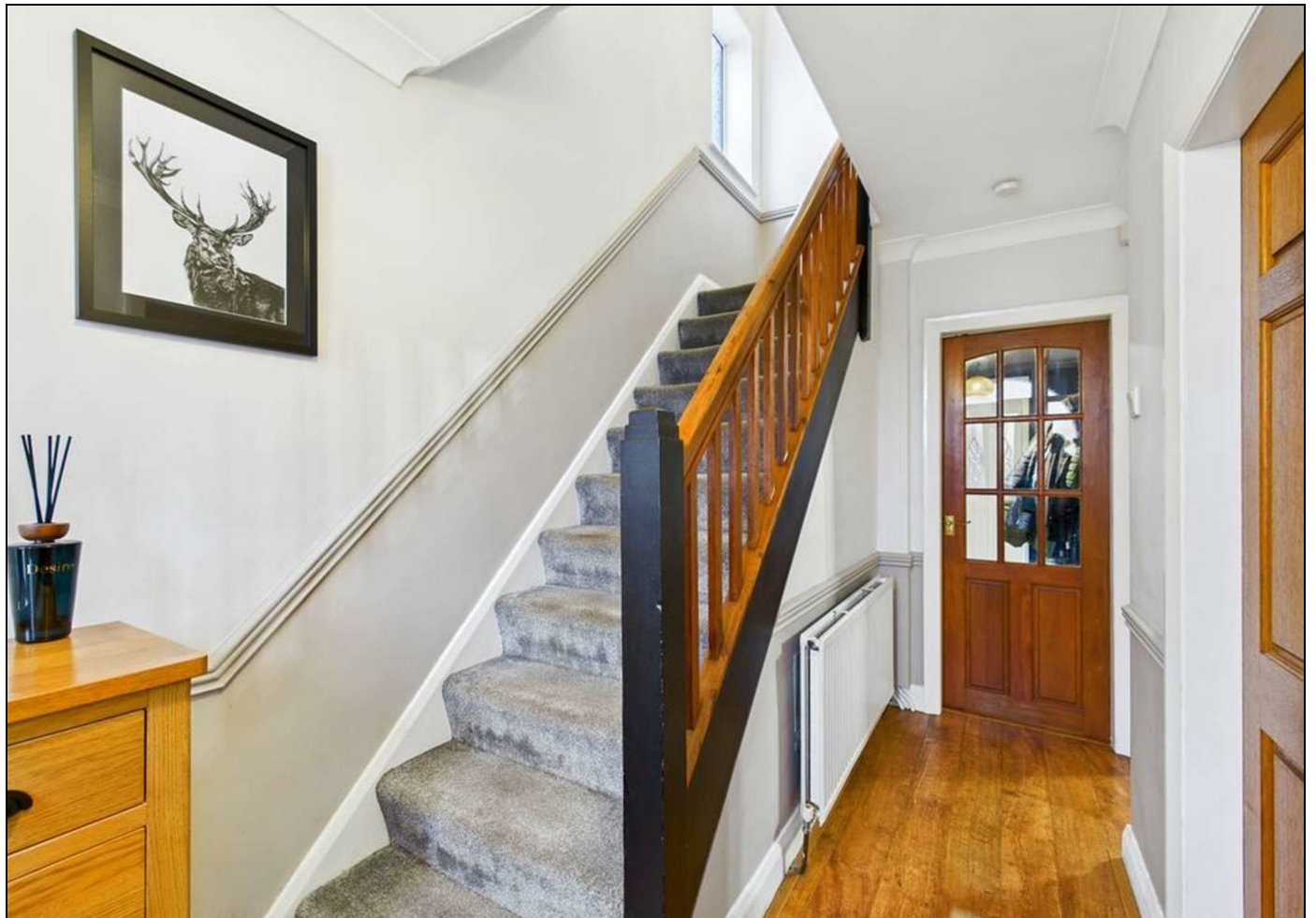
Offers Over £260,000



This beautifully presented semi-detached house offers a perfect blend of comfort and practicality for modern family living. With three well-proportioned bedrooms, this property is ideal for those seeking a spacious home that can accommodate a growing family or provide ample room for guests. Upon entering, you are greeted by two inviting reception rooms, which provide versatile spaces for relaxation and entertainment. An open-plan kitchen-diner opens up into a bright, flexible living space with a natural sense of flow. Wide bi-fold doors run along the rear of the room, drawing in light and lead straight onto a paved patio that works as an extension of the living space, ideal for outdoor dining or relaxing.

Beyond the patio, the garden is arranged over two gentle tiers. The lower lawn feels private and enclosed, while the upper lawn sits slightly elevated, adding depth and interest to the space. The overall effect is modern and airy, with the garden forming a natural backdrop to everyday living. Whether you envision cosy family evenings or lively gatherings with friends, this property can easily adapt to your lifestyle needs. The layout promotes a warm and welcoming atmosphere, making it easy to create lasting memories.

Further accommodation on ground floor includes the storage room, utility room and WC. To the first floor are three bedrooms and the house bathroom.



Hallway

1.80 x 3.67 (5'11" x 12')

Wood effect flooring. Central heated radiator. Access to storage room, living room, dining room and the utility room.

Utility Room

1.96 x 2.10 (6'5" x 6'11")

Access to storage cupboard, downstairs WC and storage room. Option to reconnect plumbing for washing machine, space for a tumble dryer, wall units and worktop. Tiled effect flooring. Part Glazed door leading out to the side of the property

Storage Room

1.87 x 4.59 (6'2" x 15'1")

Ideal for storage.

WC

1.84 x 0.70 (6' x 2'4")

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring.

Living Room

3.51 x 4.27 (11'6" x 14')

A traditional fireplace with wooden surround, black hearth and inset with cast iron and tiled detailing, housing a living flame effect fire. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front elevation.

Lounge

3.37 x 3.47 (11'1" x 11'5")

A fireplace with a black wood-burning stove set into a stone surround with a solid wood mantle. Wood effect flooring.

Kitchen Diner

5.11 x 2.92 (16'9" x 9'7")

Modern range of high and low level kitchen units. Integrated appliances including electric hob with extractor hood over, oven and microwave. Space for fridge/freezer. Breakfast bar incorporating a single basin sink and mixer tap over. UPVC double glazed sliding french doors leading to the rear. Wood effect floors. Central heated radiator.

Landing

1.01 x 2.10 (3'4" x 6'11")

Access to all three bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed frosted window to the side elevation.

Main Bedroom

2.65x 4.26 (8'8" x 13'12")

Built in double wardrobes with sliding doors. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front of the property.

Bedroom Two

2.79 x 3.63 (9'2" x 11'11")

Built in double wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

Bedroom Three

2.03 x 2.28 (6'8" x 7'6")

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

Bathroom

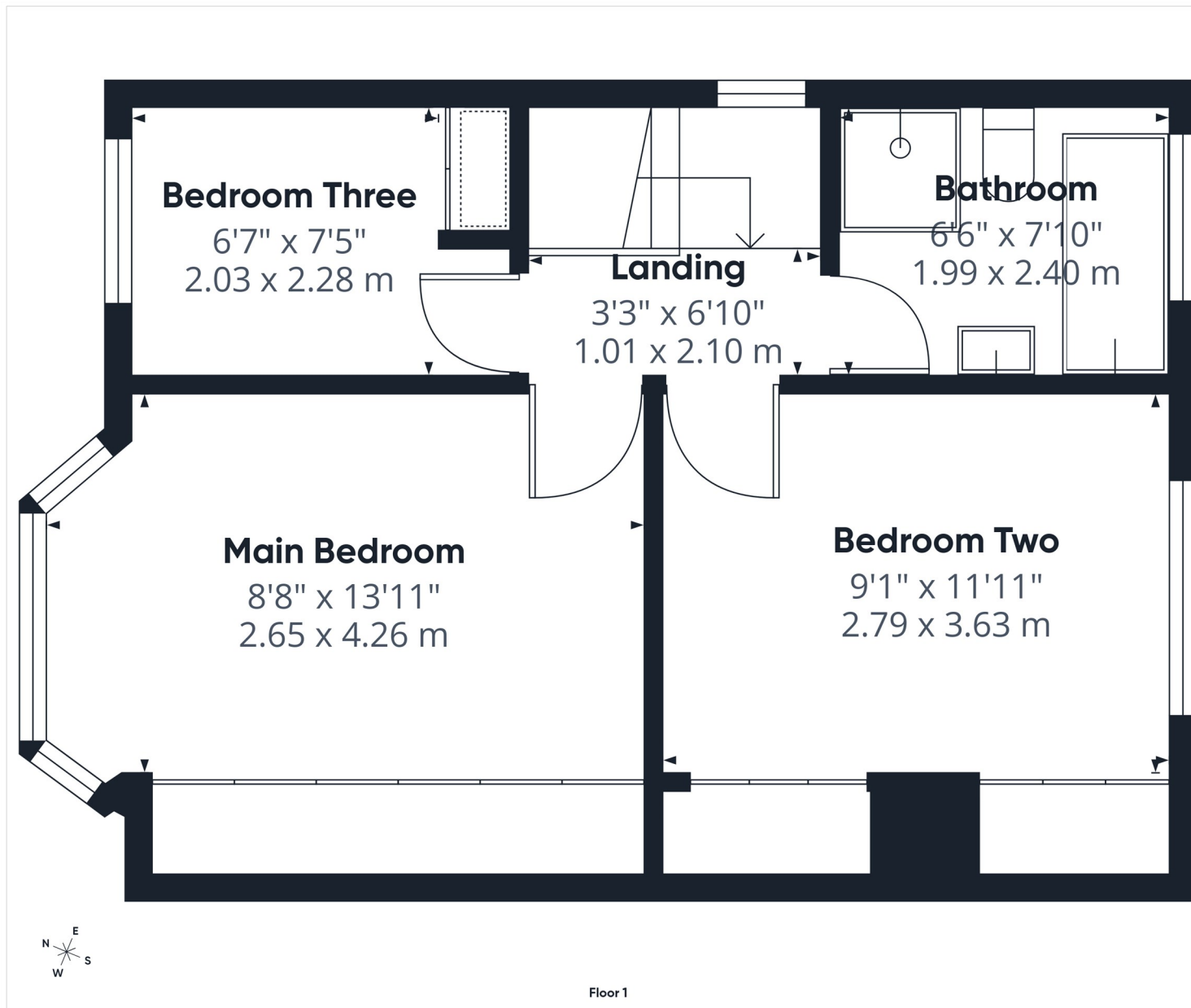
1.998 x 2.40 (6'7" x 7'10")

White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Panel bath with chrome mixer tap. Wash hand basin with chrome mixer tap. Extractor fan. Full height wall tiling. Tiled effect flooring.

Central heated chrome towel rail. UPVC double glazed frosted window to the rear elevation.

Outside

Externally, the property is approached via gated access leading onto a generous block-paved driveway, providing convenient off-street parking. Set back from the road, the attractive red-brick façade features a charming arched entrance and bay window, giving the home strong kerb appeal. A neatly maintained front lawn and established boundary fencing create a pleasant sense of privacy. To the rear there is a private, enclosed garden arranged over three levels bordered by fenced boundaries and mature planting, providing a good degree of seclusion, with ample room for outdoor furniture and recreational use.



Approximate total area⁽¹⁾
413 ft²
38.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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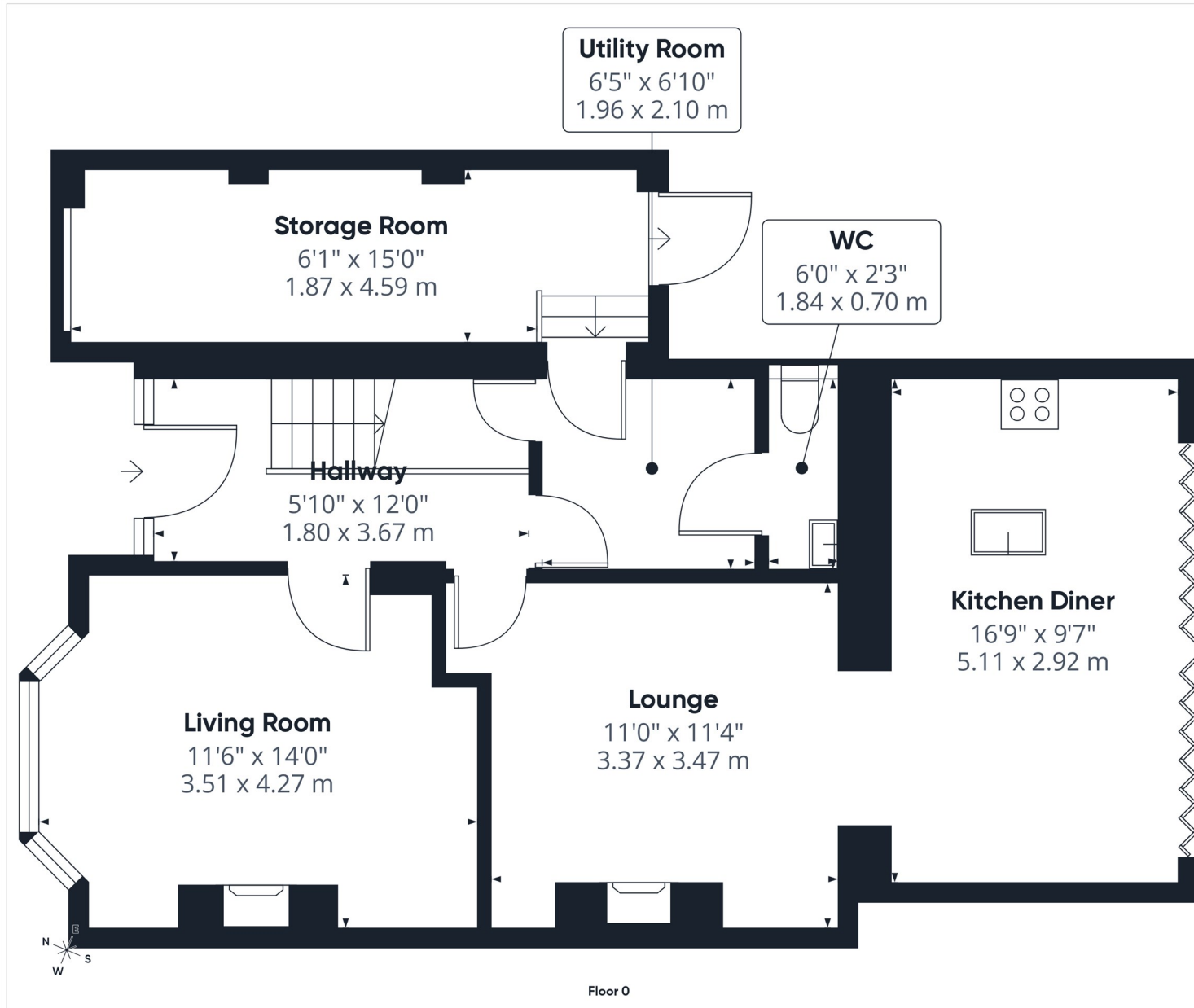
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Approximate total area⁽¹⁾
 690 ft²
 64.2 m²

(1) Excluding balconies and terraces

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