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Castlegate Drive, Pontefract



£320,000

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****NO CHAIN INVOLVED***This attractive detached property offers an appealing combination of kerb appeal, practicality and comfortable living, making it an excellent choice for buyers seeking a home in a welcoming residential area. With a layout designed to make the most of the available space, it offers a wonderful opportunity for families, couples or anyone looking to settle into a home of their own.



- Great location
- Generous sized detached home
- Excellent trasport links
- Large corner plot
- Garage
- Ideal for growing family
- Superb for entertaining
- Freehold
- Council tax band D
- EPC grade C

entrance hall
With part glazed front door and with stairs off to the first floor and leading to

cloakroom
3'10" x3'6" (1.19 x1.07)
W.C plus basin, anthracite towel heater and window.

Lounge
21'1" x 10'7" (6.44 x 3.24)
Generously proportioned living room with attractive feature Portuguese limestone electric fireplace and bow window with views of the front garden. Access to

Kitchen/breakfast room
16'7" x 11'10" (5.08 x 3.63)
Recently fitted kitchen featuring beautiful quartz tops and island to centre. Integrated appliances including fridge, freezer, washing machine and dryer. Gas hob with stainless steel extractor, double oven plus concealed bin cupboard and under stair storage pantry. 2 side facing windows offering ample natural light Rear door access to

Sitting room / dining room
19'9" x 10'3" (6.02 x 3.13)
Spacious sitting and dining area to the rear of the property with feature pitched ceilings and double door access to the garden. A very light and generously proportioned room for family meals and relaxation.

Master bedroom
12'2" x 10'11" (3.72 x 3.33)
Front facing large double mater bedroom with large 4 sliding door wardrobe and recess storage area.

Bedroom 2
12'2" x 8'9" (3.72 x 2.68)
Again, a further large double bedroom with views to the front of the garden of the property. Built in wardrobes with space between for double bed.

Bedroom 3
8'3" x 7'6" (2.54 x 2.29)
With room for a double bed, arguably a good sized 3rd bedroom with views of the rear garden. Anthracite radiator as featured in all other rooms within the property.

bedroom 4
8'3" x5'10" (2.54 x1.78)
With room for a single bed or could be an excellent sized office / study.

Bathroom
8'4" x 5'2" (2.55 x 1.58)
Attractive modern fitted bathroom with freestanding oval bathtub, separate shower unit, WC, Basin and modern gloss tiling throughout.

Garage
Detached garage with door access to both the garden and street.

External
Good expanse of the lawn to the front leading round to the garage and to the rear a patioed lawn with drying area and seating.

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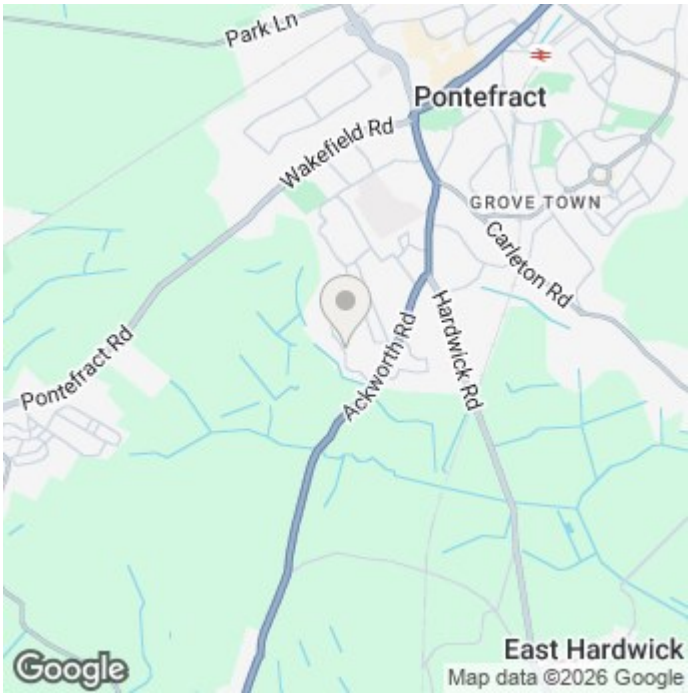
Floor Plan

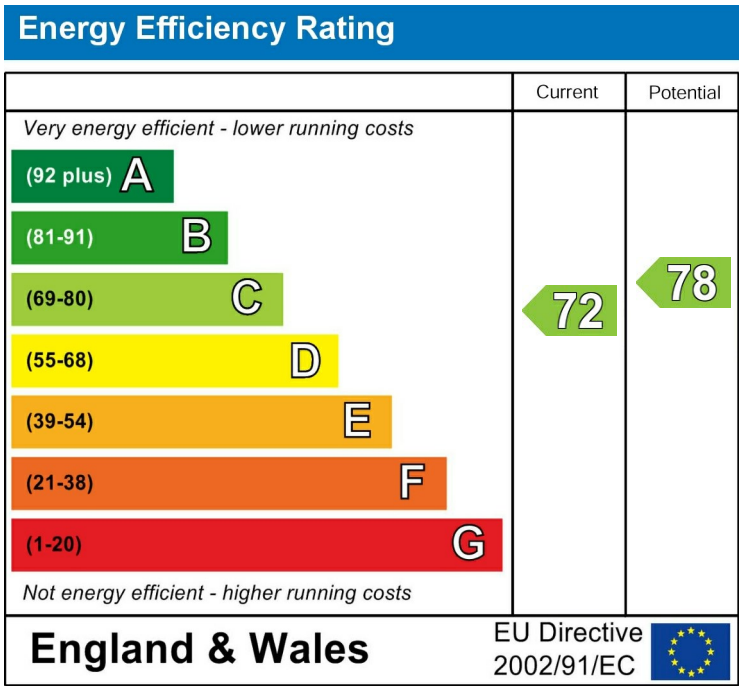


TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

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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