



Stoneacre
Properties



Mallard Avenue, Castleford, WF10 2FS

£280,000

Located in the desirable Millennium Village development in Allerton Bywater, this stunning semi-detached house on Mallard Avenue offers a perfect blend of modern living and comfort. With four generously sized double bedrooms, this property is ideal for families or those seeking extra space. The first floor features a recently refitted shower room, ensuring convenience and style. As you enter the beautifully presented living room, you will be greeted by a sophisticated built-in media wall, creating a perfect space for relaxation and entertainment. The open-plan kitchen/diner is a delightful area for family meals and gatherings, providing a warm and inviting atmosphere. The property boasts a larger than average plot, which includes a stunningly landscaped rear garden. This outdoor space is truly a highlight, featuring a charming pergola that is perfect for a hot tub, as well as a summer house equipped with power, making it an ideal retreat for leisure and relaxation. Off-road parking adds to the convenience of this home, making it easy for you and your guests. Located in a popular development, this property is not only a beautiful home but also a fantastic investment in a thriving community. With its modern features and ample space, this semi-detached house is a must-see for anyone looking to settle in Allerton Bywater.

Entrance Hall



To the front is an external door. Central heating radiator. Staircase leading to first floor. Large under stairs storage cupboard.

Guest WC



Fitted with a wc and wash hand basin. In addition there is a double glazed window and a central heating radiator. There is also the option to add a shower into this space to create a second shower room if required.

Lounge



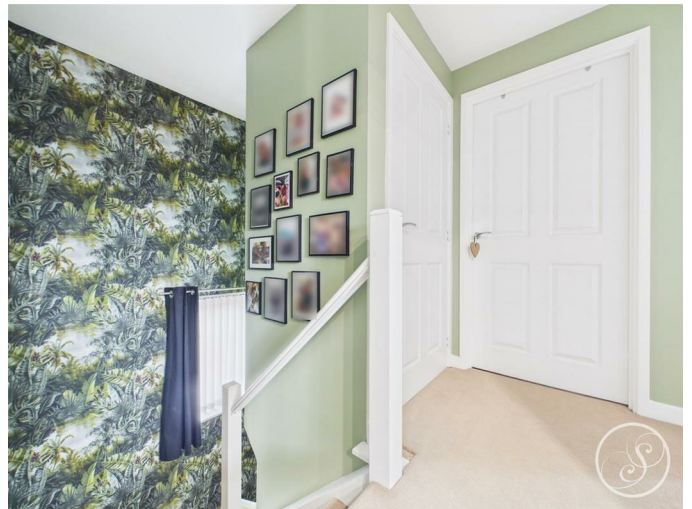
To the front is a double glazed window. To the rear a patio door provides direct access into the rear garden. Built in media wall. Central heating radiator.

Kitchen/Diner



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit. Fitted with an oven and hob with extractor fan above. Plumbing for washing machine. Space for fridge/freezer. Patio doors lead out to the rear garden. Window to front. Ample space for dining table.

First Floor Landing



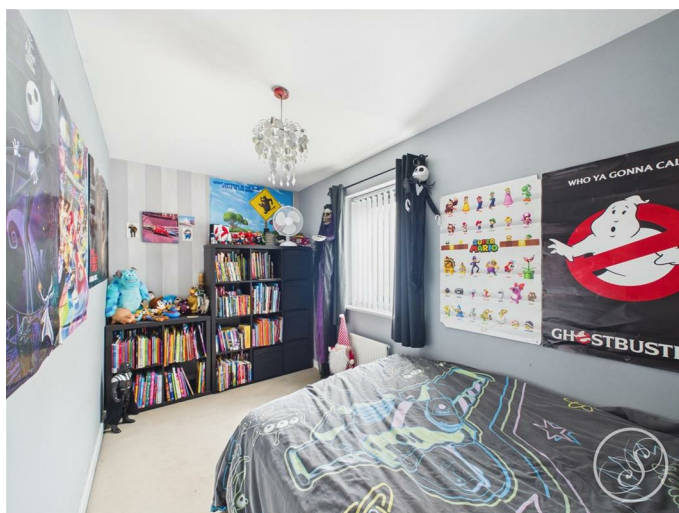
Beautiful landing with a double glazed window. Large built in storage cupboard.

Bedroom One



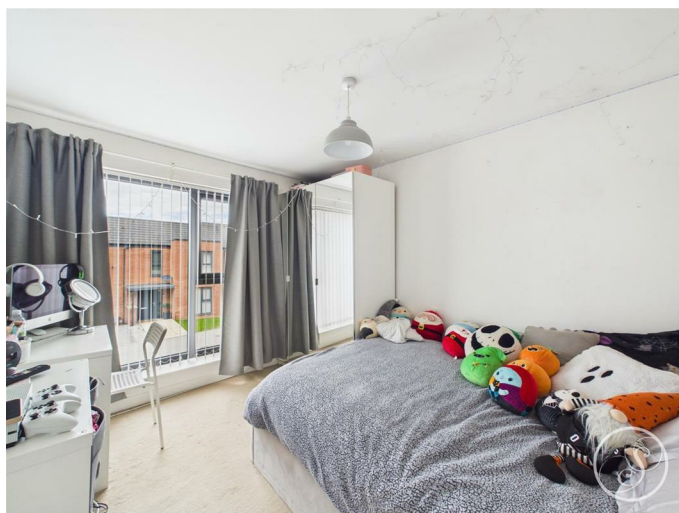
Double glazed window. Central heating radiator. Modern mirrored wardrobes.

Bedroom Two



Double glazed window. Central heating radiator.

Bedroom Three



Double glazed window. Central heating radiator.

Bedroom Four



Double glazed window. Central heating radiator.

Shower Room



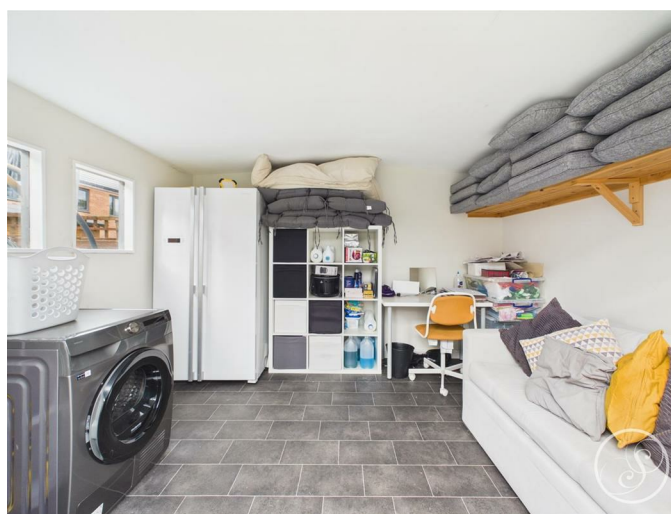
Recently fitted stunning shower room. Comprising of a large walk in shower, vanity wash hand basin and wc. In addition there is beautiful tiling, heated towel rail and a double glazed window.

External



To the side is off road parking. To the rear is a beautiful garden that has been updated recently to provide a wonderful space for entertaining or relaxing. The garden is a great size and boasts a pergola ideal for a hot tub as plumbing is already installed.

Summer House

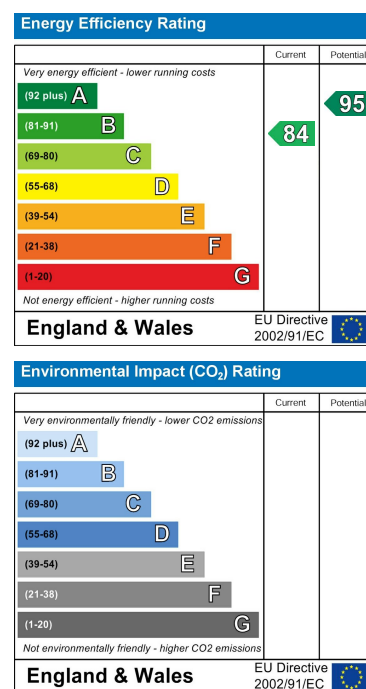
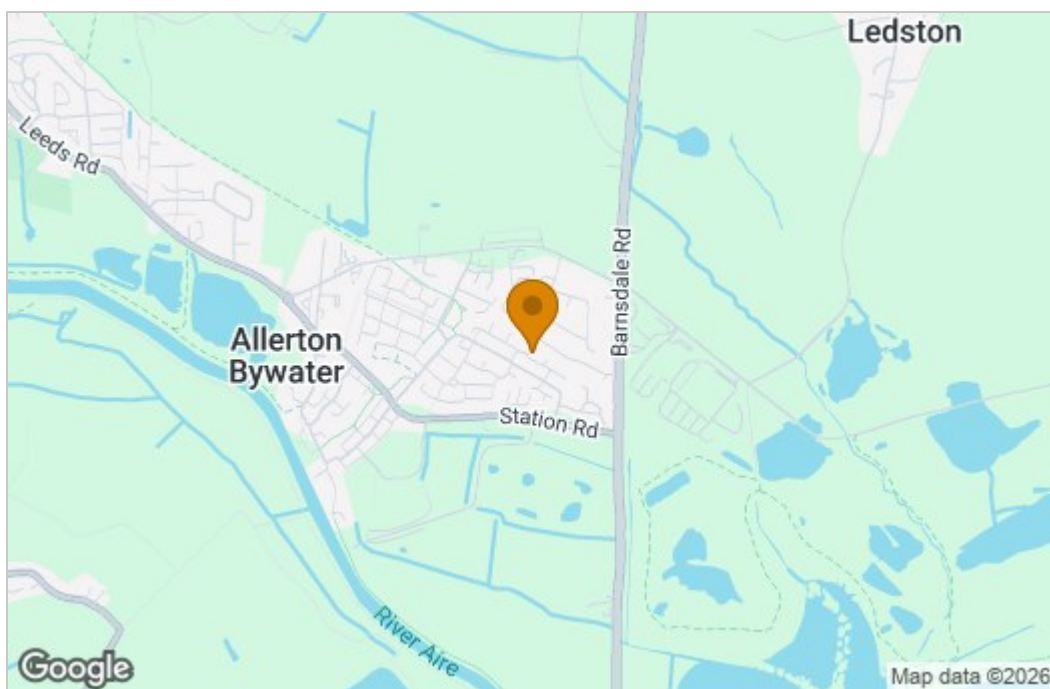


A great additional space with power socket.

Floor Plan



Area Map



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