



24 Taylor Road, Castleford, WF10 5YD
£199,950

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern semi detached house located on a popular development with access to amenities and transport links. Having been built in 2020 the property still benefits from 5 years from its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of particular note include the top floor master suite with fitted wardrobes and en suite shower room, French door to the rear plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance porch, lounge, inner lobby, dining kitchen and WC. There are 2 well proportioned bedrooms plus a family bathroom accessed from the first floor landing. The top floor hosts the master bedroom and en suite.

The property has well maintained private gardens. There is off road parking to the front.

Tenure - Freehold
Estate Management Fee - £180 pa.
Council tax - Band C

The property comprises.

GROUND FLOOR

Entrance Porch

With mat well.

Lounge 14'7"(max) x 11'9"(max) (4.45m(max) x 3.59m(max))

With fitted carpets. Access to store.

Inner Lobby

With fitted carpets.

Dining Kitchen 11'9" x 7'9" (3.59m x 2.37m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With oven, hob, hood, fridge freezer and washer drier. French doors to rear plus vinyl flooring.

WC 4'5" x 3'8" (1.35m x 1.12m)

Having contemporary white sanitary ware, tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 2 11'9"(max) x 10'5"(max) (3.60m(max) x 3.18m(max))

With fitted carpets.

Bedroom 3 11'10"(max) x 8'10"(max) (3.62m(max) x 2.71m(max))

With fitted carpets.

Bathroom 7'10" x 5'6" (2.41m x 1.69m)

Having contemporary white sanitary ware with shower and screen to bath, tiling and vinyl flooring.

SECOND FLOOR

Landing 2

With fitted carpets plus access to store.

Bedroom 1 16'3"(max) x 8'4"(max) (4.97m(max) x 2.55m(max))

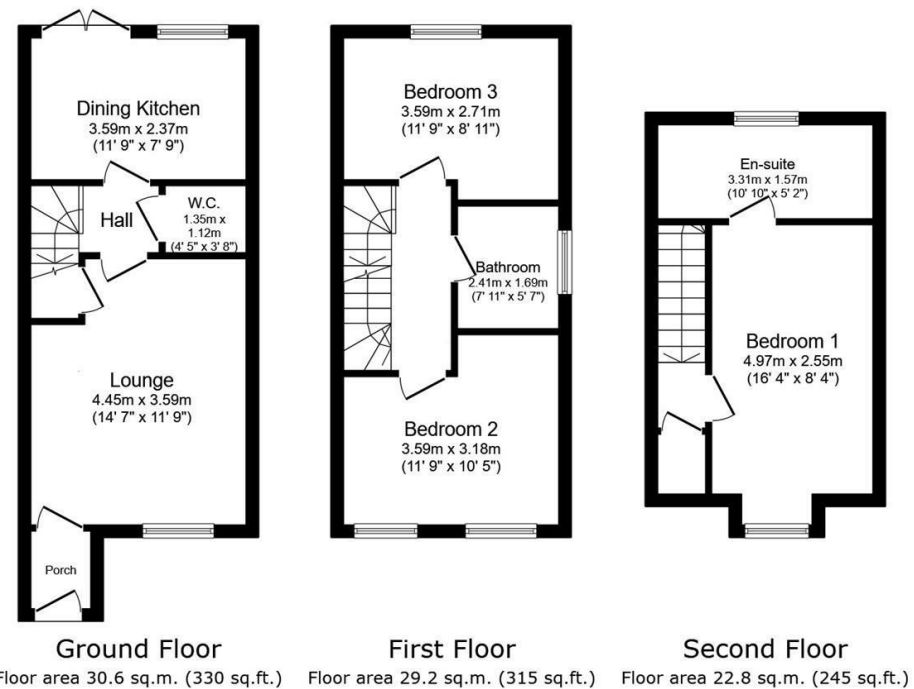
With fitted wardrobes and carpets.

En Suite 10'10" x 5'0" (3.31m x 1.53m)

Having contemporary white sanitary ware plus tiling and vinyl flooring.

EXTERNAL

The property has well maintained private gardens. There is off road parking to the front.



Total floor area: 82.6 sq.m. (889 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PROPERTY
PERSPECTIVE