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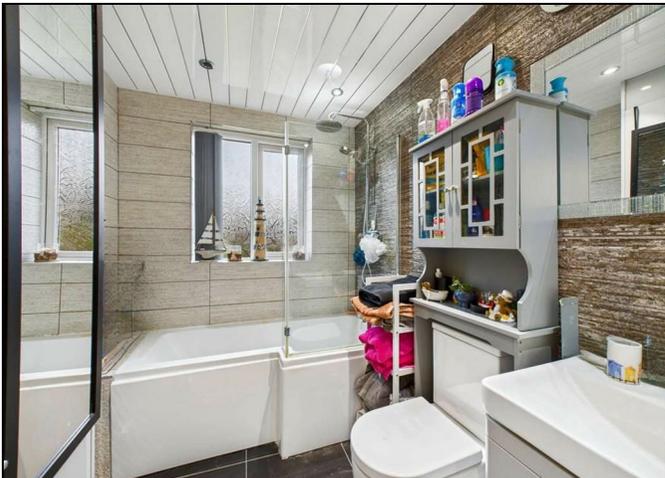
Holywell Lane, Castleford, WF10 4QZ
Offers Over £240,000



This three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time. Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it an ideal location for families. The surrounding area boasts a sense of community, with easy access to transport links for those commuting to nearby towns and cities.

To the ground floor you will find the living room, kitchen, utility room and the stairs leading to the first floor. To the first floor you will find all three bedrooms and the main bathroom.

Externally the house features well-proportioned windows that enhance natural light throughout the interior as well as a large, gated driveway. The rear of the property boasts a generously sized and tiered garden, offering excellent outdoor potential. A central pathway guides you through a mix of lawn, planting, and decked patio areas—ideal for entertaining, relaxing, or gardening. The back elevation includes multiple windows that overlook the garden, providing a bright and open feel to the rear-facing rooms. Mature plants, boundary fencing, and a raised decking section contribute to both privacy and versatility, making the garden a standout feature of this semi-detached home.



Entrance Hall

1.89 x 3.29 (6'2" x 10'10")

Access to the lounge and kitchen. UPVC double glaze entrance door with glazed frosted panel above. Feature oak and glass balustrade on the staircase. Tiled floor. Gas central heated radiator.

Living Room

3.41 x 3.93 (11'2" x 12'11")

Feature gas fire inset to the chimney breast. UPVC double glazed bay window to the front elevation. Carpeted throughout. Gas central heated radiator.



Kitchen Diner

5.42 x 3.63 (17'9" x 11'11")

Range of wall and base kitchen units in shaker style with laminate work surfaces over and decorative glass splash back. Freestanding range master cooker with five ring gas hob and extractor hood over. Fireplace with hearth and surround with cast iron open fire. Access to pantry. UPVC double glazed windows to the rear elevation. UPVC double glazed side door which leads to a conservatory. Tiled flooring. Gas central heated radiator.



Conservatory/Utility

2.12 x 4.47 (6'11" x 14'8")

Currently used as a utility room. Dual entry provides access to the front and rear gardens. Plumbing for washing machine. Wood effect flooring.



Landing

1.92 x 2.26 (6'4" x 7'5")

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

Main Bedroom

3.32 x 4.07 (10'11" x 13'4")

Fitted wardrobes. Carpeted throughout. UPVC double glazed bay window to the front elevation. Gas central heated radiator.



Bedroom Two

3.39 x 3.69 (11'1" x 12'1")

Fitted wardrobes. Carpeted throughout. UPVC double glazed window to the rear elevation. Gas central heated radiator.



Bedroom Three

1.94 x 2.03 (6'4" x 6'8")

Carpeted throughout. UPVC double glazed window to the front elevation. Gas central heated radiator.



Front Exterior

Wrought iron double gates giving access to a blocked paved driveway providing off street parking for several cars.

Rear Exterior

Tiered garden arranged in patio, lawn and decking areas . Garden sheds. Outdoor tap. Outdoor lighting. The garden is fully enclosed and is of a good size.

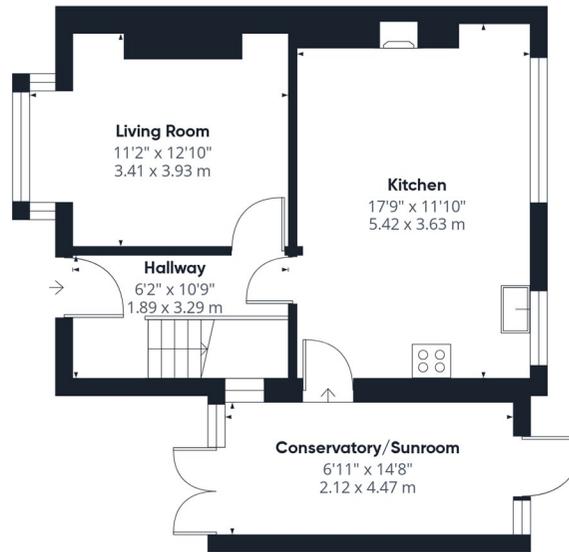


Bathroom

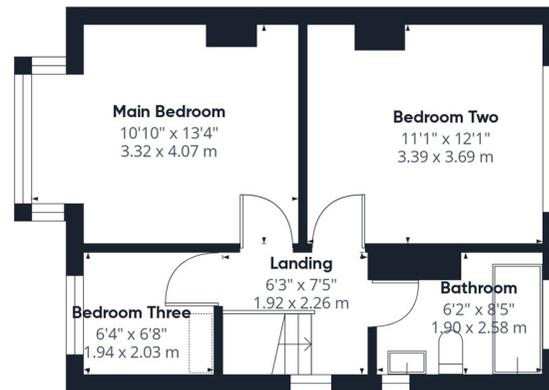
1.90 x 2.58 (6'3" x 8'6")

White suite comprising of panel bath with chrome taps and mains feed shower with shower screen. Toilet with a low level flush. Sink with a chrome mixer tap and vanity unit below. Decorative tiling to the walls. Chrome heater tower radiator. Built in storage cupboard. Spotlights to the ceiling. Extractor fan. UPVC double glaze window to the rear and side elevations. Tiled flooring.





Floor 0



Floor 1



Approximate total area^m
899 ft²
83.5 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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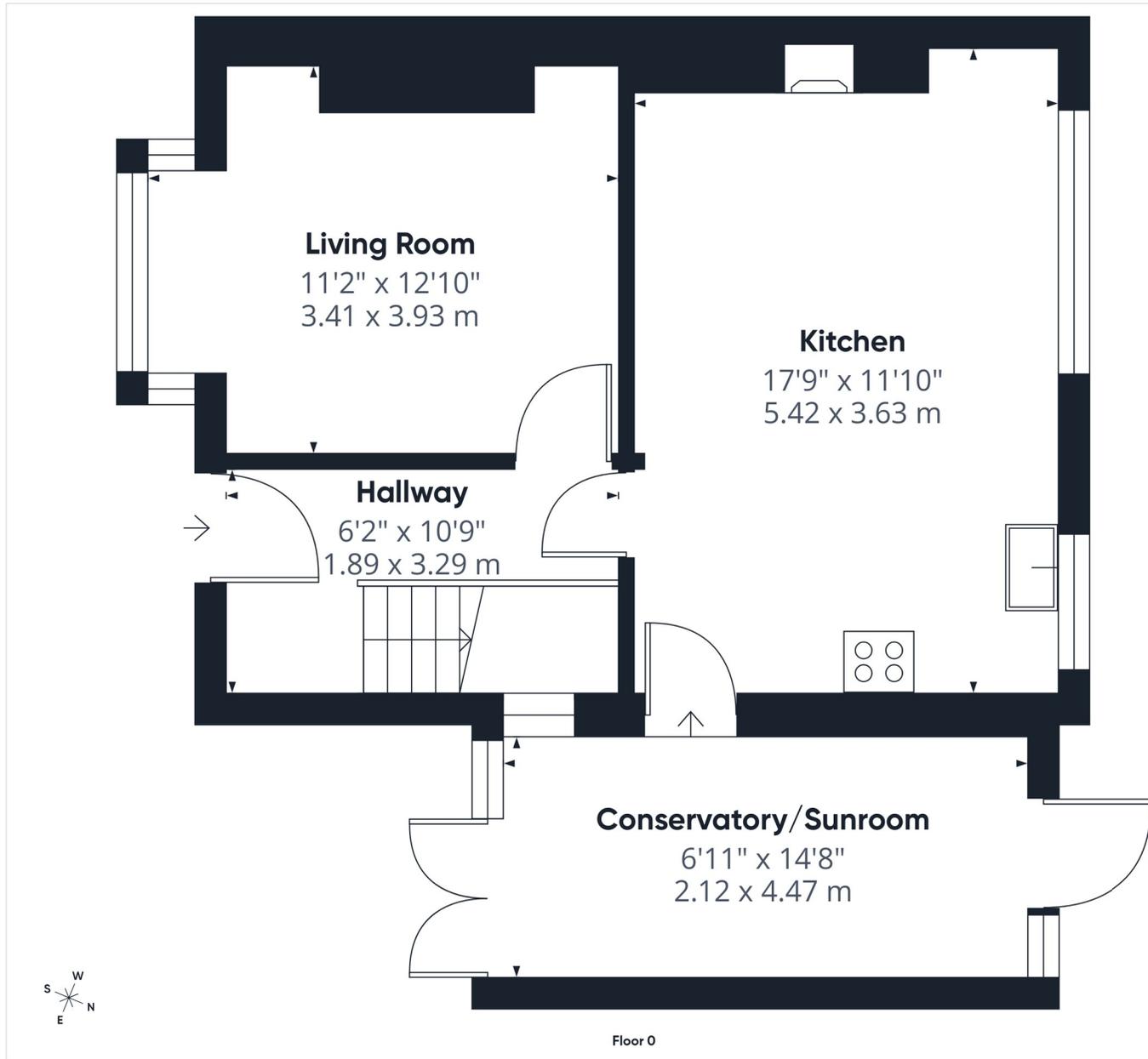
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Approximate total area⁽¹⁾
 506 ft²
 47 m²

(1) Excluding balconies and terraces

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