Mike Dobson







7 Manor Park Avenue

Allerton Bywater, Castleford, WF10 2DN

£245,000

7 Manor Park Avenue

Nestled in the charming area of Allerton Bywater, Castleford, this delightful detached bungalow on Manor Park Avenue offers a perfect blend of comfort and modern living. With two spacious bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed by a generous lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The fitted dining kitchen features a built-in oven, hob, and extractor, making it a joy for any home cook. The modern fitted shower room adds a touch of luxury and convenience to daily routines.

One of the standout features of this bungalow is the large conservatory, which floods the space with natural light and offers a lovely view of the garden. This versatile area can be used as a sunroom, playroom, or additional living space, enhancing the overall appeal of the home.

The property benefits from gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the year. The exterior is equally impressive, with a neat lawned front garden that adds to the property's curb appeal. The enclosed rear garden, complete with a patio and lawn, provides a private outdoor space for relaxation, gardening, or entertaining.

The property has easy access to local walks including St. Aidans nature reserve.

For added convenience, the property includes a driveway with wrought iron gates and a detached garage, offering ample parking and storage options. This bungalow is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle in a sought-after location. Don't miss the opportunity to make this charming property your own.









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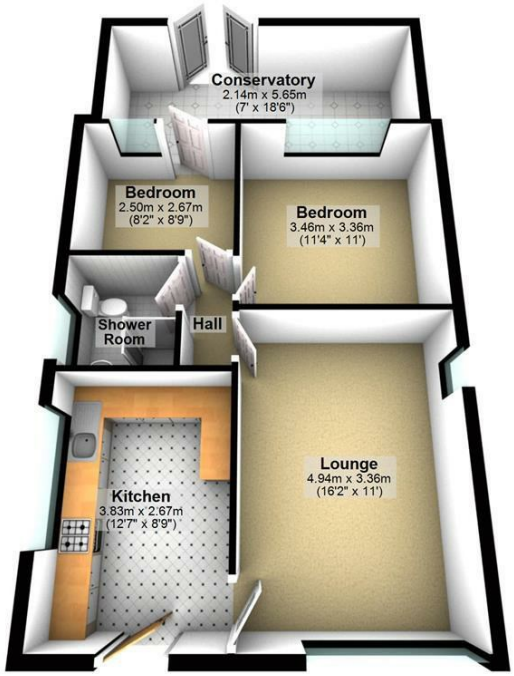






Floor Plan

Ground Floor

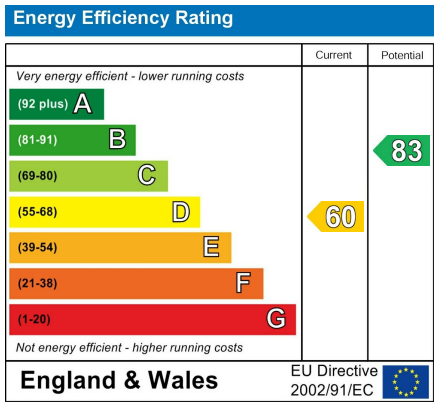


Total area: approx. 64.4 sq. metres (693.7 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax Office turn left to the mini roundabout taking the first exit left down Butt Hill. Bear left at the bottom onto Brigshaw Lane and continue along past the school to the T Junction. Turn left onto Preston Lane which then becomes Leeds Road, continue down the hill taking the seventh turning on the left hand side into Manor Park Avenue where the property can be found on the left hand side as indicated by the Agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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