



2 Bed
House - Semi-Detached
located in Castleford

12 Snowdrop Court
Castleford
Castleford
WF10 5ZL



Asking price £210,000

Welcome to this stunning semi-detached house located in the desirable Snowdrop Court, Castleford. Built in 2023, this modern property offers a fresh and contemporary living experience, perfect for those seeking a comfortable home in a vibrant community.

As you enter, you are greeted by a spacious open plan reception room and kitchen that provides an inviting atmosphere for relaxation and entertaining. The layout is designed to maximise space and light, creating a warm and welcoming environment. The property boasts two well-proportioned bedrooms, ideal for families, couples, or individuals looking for extra space. Each bedroom is designed with comfort in mind, ensuring a peaceful retreat at the end of the day.

The house features a bathroom and spacious ground floor WC, providing convenience and privacy for all residents. This thoughtful addition is particularly beneficial for busy households, allowing for a seamless morning routine.

Situated in a charming neighbourhood, Snowdrop Court offers a blend of tranquillity and accessibility. Residents can enjoy local amenities, parks, and schools, making it an excellent choice for families and professionals alike.

This property is a fantastic opportunity for anyone looking to invest in a modern home that combines style, comfort, and practicality. Don't miss your chance to make this beautiful house your new home.

Hallway

The entrance hallway provides a bright and tidy welcome to the home, featuring crisp white walls and the same light wood-effect flooring as the ground floor living space. A staircase with white-painted balustrades leads to the first floor, with a practical storage cupboard beneath. The front door includes a vertical glazed panel, allowing additional natural light into the space.

WC

6'1" x 5'5"

A conveniently positioned cloakroom on the ground floor, fitted with a modern white toilet and wall-mounted sink set against a tasteful tiled splashback. The neutral palette and window ensure the space feels light and fresh.

Kitchen/Diner/Living Room

This bright and welcoming living room flows seamlessly into the kitchen and dining area, creating an open-plan space that is perfect for modern living. The kitchen is fitted with sleek white cabinetry, complemented by patterned tiled splashbacks and integrated appliances including an oven and hob. Space for a central dining table sits comfortably within the space, ideal for family meals or entertaining. Large Bi-fold doors open onto the rear garden, flooding the room with natural light and offering easy access to outdoor space. The light wood-effect flooring extends throughout, enhancing the spacious and airy feel.

Utility / Laundry Room

Useful storage / laundry area plumbed for a washing machine with worktop space.

Landing

The landing on the first floor is bright and airy, with two windows allowing plenty of daylight to filter through. It provides access to two bedrooms, the bathroom, and useful built-in storage.

Bedroom 1

14'6" max x 8'7" max

The master bedroom is a spacious and restful retreat, featuring a large window that fills the room with natural light. A full wall of built-in mirrored wardrobes offers excellent storage while enhancing the sense of space. Neutral tones and soft carpeting contribute to the calm and inviting atmosphere.

Bedroom 2

14'7" x 8'8"

The second bedroom is a comfortable space with a large window overlooking the front of the property. It includes built-in storage cupboards and is carpeted in a soft neutral shade, making it a cosy bedroom or versatile room for various needs.

Bathroom

7'1" x 5'7"

The bathroom is tiled with large, light stone-effect wall tiles and features a white bath with an overhead shower, a floating sink, and a toilet. A heated chrome towel rail adds a touch of luxury and practicality to the space, while the neutral colour scheme keeps the bathroom fresh and modern.



Rear Garden

The rear garden is a private outdoor space, mainly laid to lawn and bordered by wooden fencing. A paved patio area adjacent to the house provides a pleasant spot for outdoor seating and dining, complemented by a garden shed for additional storage. The garden benefits from good sunlight, creating a welcoming space for relaxation or play.

Front Exterior

The property presents a modern, attractive semi-detached exterior finished in brick with a tiled roof. The neat front garden and driveway provide parking for residents, while the front door benefits from a glazed panel that adds a contemporary touch. Situated in a quiet development, the home offers both convenience and curb appeal.

MISC

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2. General: While we endeavour to make our sales particulars



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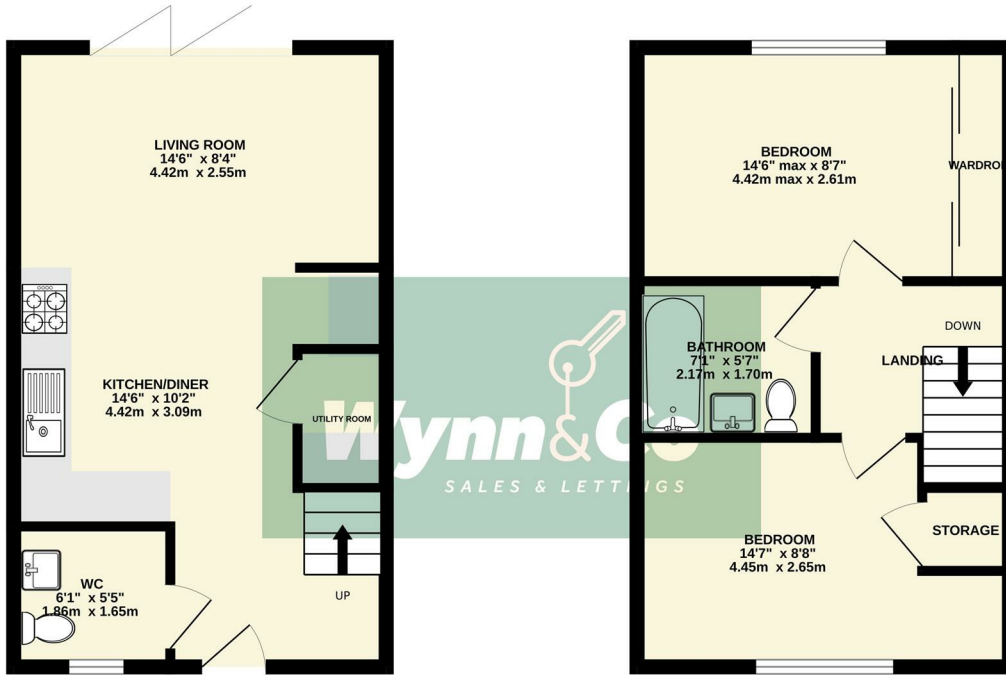


12 Snowdrop Court, Castleford, Castleford, WF10 5ZL



GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

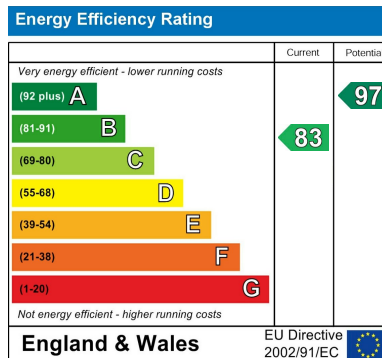
1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TWO BEDROOM SEMI DETACHED HOME

TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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DIRECTIONS

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