



3 Bed
House - Semi-
Detached
located in
Castleford
£245,000



LOGIC
REAL ESTATE

Lotus Crescent
Castleford
WF10 5ZJ



Lead in
Stunning Three-Bedroom, Three-Storey Semi-Detached Home .
Show Home Standard Throughout

Occupying a prime position on this highly sought-after modern development, ideally located between Castleford and Pontefract, this outstanding three double bedroom semi-detached home offers spacious accommodation over three floors and is presented to an exceptional show home standard. Perfectly positioned for families and commuters alike, the property is within easy reach of Xscape Yorkshire, excellent local schools, train stations and superb motorway links.

From the moment you step inside, the quality of this beautiful home is immediately apparent. The ground floor comprises a welcoming entrance hallway, a stylish contemporary kitchen diner ideal for entertaining and family life, a separate utility room and a convenient downstairs WC.

The first floor features an impressive, light-filled lounge offering the perfect place to relax, together with the generous principal bedroom, complete with its own modern en-suite shower room.

To the second floor are two further spacious bedrooms, both beautifully presented, along with a contemporary family bathroom, creating a superb layout for growing families or those requiring additional workspace.

Externally, the property benefits from a driveway providing off-street parking, while the enclosed rear garden offers a private and secure space for children, pets and outdoor entertaining.

Homes of this quality, in such a desirable location, rarely remain available for long. Offering immaculate presentation, spacious accommodation and a move-in-ready finish, this exceptional home is sure to attract strong interest. An early internal viewing is essential to fully appreciate everything this stunning property has to offer.

Entrance Hallway

4'7" x 13'

Access to the utility room, wc and the kitchen living area. Tiled flooring. Central heated radiator. Composite front door. Double storage cupboard for a washing machine and dryer.

Kitchen/ Living Area

14'9" x 21'8"

A range of wall and base units with complimentary worktops. Stainless steel sink with a chrome mixer tap. Integrated dishwasher. Integrated fridge freezer. Integrated microwave. Integrated oven and hob. Integrated extractor hood. Central heated radiators. Tiled flooring. UPVC double glazed patio doors leading to the rear garden.

WC

6'1" x 5'5"

WC with a low level flush. Sink with a chrome mixer tap. Central heated radiator. Partly tiled walls. Tiled flooring. Extractor fan. UPVC double glazed window to the front elevation.

Landing

3'8" x 8'9"

Stairs leading to the first floor. Carpeted throughout.

Bedroom One

12'9" x 8'10"

Carpeted throughout. Central heated radiator. Fitted wardrobes. En Suite. UPVC double glazed window to the front elevation.



En Suite 5'10" x 8'7"

A white suite comprises of a shower cubicle with a mains fed shower. WC with low level flush. Sink with a chrome mixer tap. Central heated towel rail. Full height wall tiles. Wood affect flooring. UPVC double glazed window to the rear elevation.

Living Room 14'9" x 9'5"

Carpeted throughout. Central heated radiator. Twin UPVC double glazed windows to the rear elevation.

Landing 3'8" x 7'9"

Stairs leading to the second floor. Carpeted throughout. Access to the loft.

Bedroom Two 14'9" x 7'12"

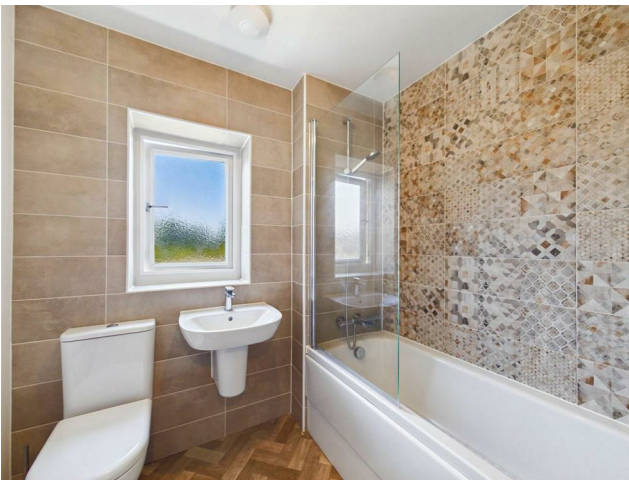
Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear elevation.

Bedroom Three 14'8" x 8'11"

Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.

Bathroom 6'3" x 6'11"

White suite comprises of a panel bath with a chrome mixer tap and shower attachment. WC with low level flush. Wash hand basin with a chrome mixer tap. Central heated radiator. Extractor fan. Wood effect flooring. Partly tiled walls. UPVC frosted double glazed window to the side elevation.



External

Set on a modern development, this attractive semi-detached property has a neat frontage, provides off-street parking on a wide tarmac drive, capable of accommodating multiple vehicles.

A private front door leads into the property, while gated side access offers a convenient route to the rear garden.

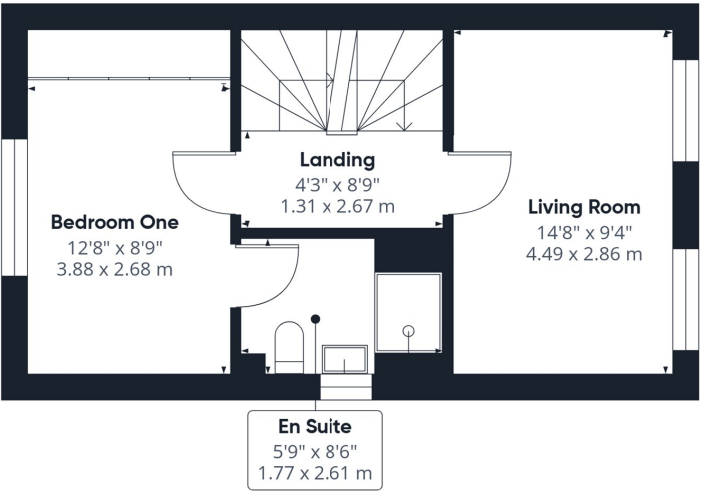
Enjoying a sunny, enclosed rear garden, mainly laid to lawn with a paved patio directly off the kitchen/dining room ideal for outdoor dining and entertaining.

Fully fenced boundaries provide excellent privacy, with space for seating areas and a timber garden shed for storage.

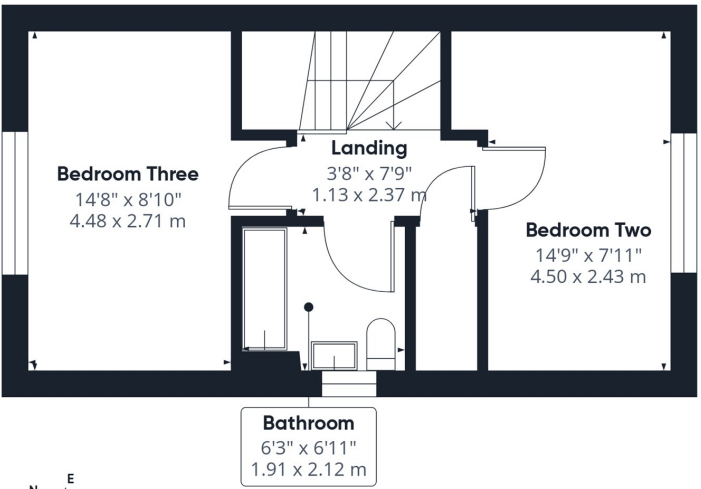
The garden benefits from a level plot, external lighting, and practical side access from the driveway.



Floor 0



Floor 1



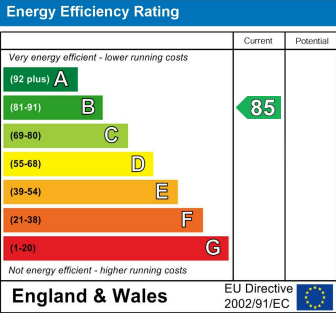
Floor 2

Approximate total area^m
1111 ft²
103.3 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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