

4 Bed

House - Semi-Detached

located in

Castleford

£290,000







enfields

Netherwood Avenue
Castleford
WF10 2QW

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Lead In
A beautifully presented four bedroom semi-detached townhouse arranged over four spacious levels, tucked away in a popular and sought after residential location in Castleford. Offering versatile family accommodation, a private landscaped rear garden, integral garage and driveway, this impressive home enjoys distant views towards Fairburn Ings.

Having been lovingly maintained by its current owner, this modern property is presented to a high standard throughout and would make an ideal home for growing families, upsizes or buyers seeking flexible accommodation with excellent storage.

The ground floor comprises an integral garage, useful utility room and convenient WC, providing practical space for everyday family living.
The first floor offers the main living accommodation, featuring a spacious lounge and modern kitchen diner, ideal for entertaining and family meals. The living room provides direct access to the beautifully landscaped rear garden, which enjoys a private, non-overlooked position and distant views towards Fairburn Ings.

To the second floor are three generously sized bedrooms and a modern family bathroom, while the third floor is dedicated to the principal bedroom, complete with its own en-suite, creating a fantastic private retreat.

Externally, the property benefits from a driveway providing off-road parking, an integral garage and a beautifully maintained rear garden, perfect for relaxing and entertaining.

The property enjoys an attractive setting with countryside walks and Fairburn Ings nearby, while remaining conveniently located for Castleford town centre, local schools, shops and amenities.

Offering spacious and versatile accommodation across four levels, this well-cared-for semi-detached home is an excellent opportunity for families looking for additional space in a desirable location. Early viewing is highly recommended.

Ground Floor

Entrance Hall
6'8" x 9'7"
Access to the WC, garage and stairs leading to the first floor. Tiled flooring. Central heated radiator.

WC
6'8" x 5'8"
WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Carpeted throughout. Central heated radiator.

Garage
8'6" x 20'2"
Up and over door. Power & light.

First Floor

Landing
4'3" x 11'8"
Access to living room diner, kitchen diner and the stairs leading to the second floor. Carpeted throughout. Central heated radiator.

Living Room Diner
15'7" x 8'10"
Doors leading to the kitchen. UPVC double glazed French doors leading to the rear garden. Carpeted throughout. Central heated radiators. UPVC double glazed window to the rear elevation.

Kitchen Diner
15'7" x 11'1"
A range of high and low level kitchen units with integrated oven and hob. Space for fridge freezer. Plumbing for washing machine. One and half bowl sink with drainer and chrome mixer tap. UPVC double glazed French doors open to Juliette balcony. tiled flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Second Floor

Landing
4'1" x 10'1"
Access to three bedrooms, the house bathroom and the stairs leading to the third floor.







Bedroom Two
15'9" x 10'8"
Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.

Bedroom Three
8'10" x 10'5"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Four
6'5" x 10'4"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom
5'5" x 7'3"
White suite comprising of panel bath with chrome tap. WC with low level flush. Wash hand basin with chrome mixer tap. Partly tiled walls. Extractor fan. Tiled flooring. Central heated radiator.

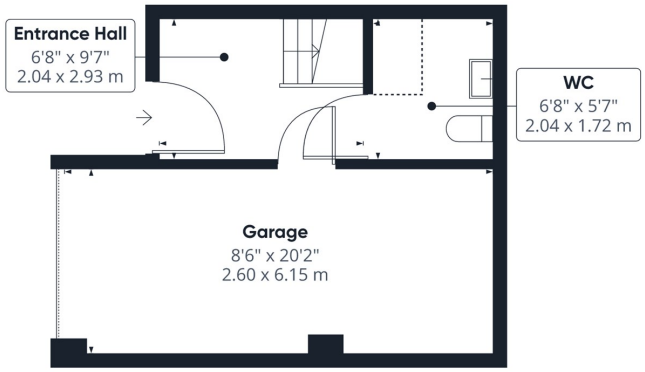
Third Floor

Bedroom One
11'11" x 20'6"
Access to en suite. Fitted wardrobes. Carpeted throughout. Central heated radiators. UPVC double glazed window to the front elevation. Skylight window to the rear aspect.

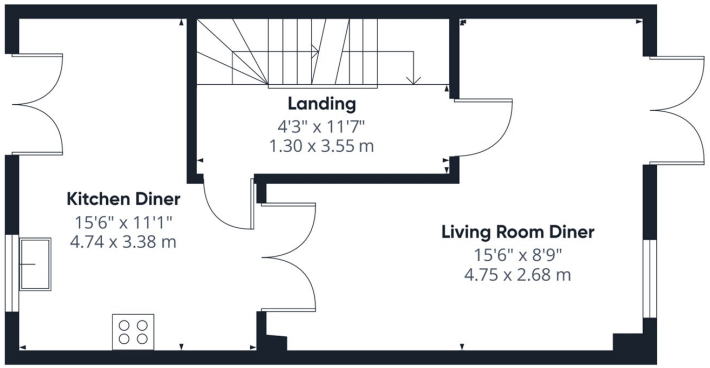
En Suite
9'5" x 6'2"
White suite comprising of shower cubicle with electric shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled flooring. Chrome central heated radiator. Skylight windows to the rear aspect.

External
This attractive four-storey semi-detached home boasts a charming brick-built exterior and an appealing modern design. To the front, a generous tarmac driveway provides off-road parking and leads to an integral garage, offering additional parking or useful storage space. A paved pathway leads to the welcoming front entrance, complemented by established greenery and attractive architectural detailing.

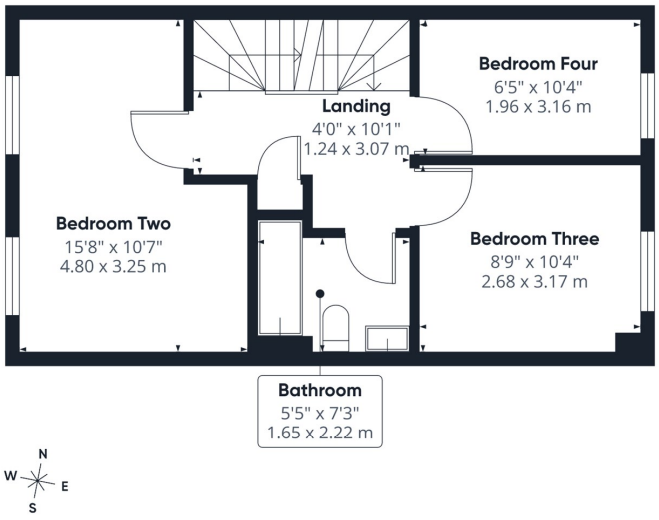
To the rear, the property benefits from a generously sized, fully enclosed garden, predominantly laid to lawn with timber-fenced boundaries providing a good degree of privacy. A spacious paved patio area offers the ideal setting for outdoor dining, entertaining and relaxation, with ample room for garden furniture. The garden also features a further seating area towards the rear, creating a versatile outdoor space ideal for families and those who enjoy spending time outdoors.



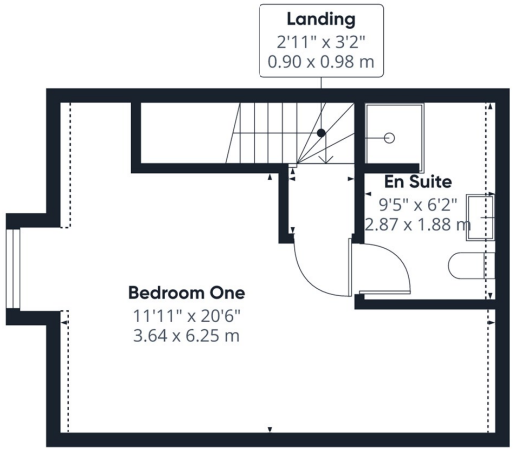
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area(1)

1371 ft²

127.3 m²

Reduced headroom

18 ft²

1.6 m²

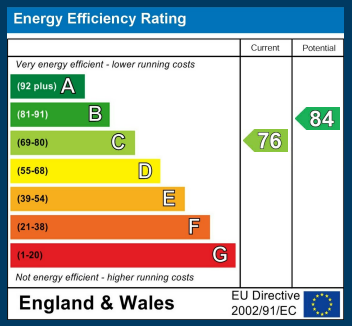
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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