



9 Highfield Place, Allerton Bywater, Castleford, WF10 2EB

Asking price £230,000

- 3 spacious bedrooms
- Cosy reception room
- Ideal family home
- Easy access to transport
- 1 modern bathroom
- Located in Allerton Bywater
- Quiet residential area
- Viewing recommended

9 Highfield Place, Castleford WF10 2EB

This beautifully modernised three-bedroom semi-detached home offers a perfect blend of comfort, style, and everyday convenience.

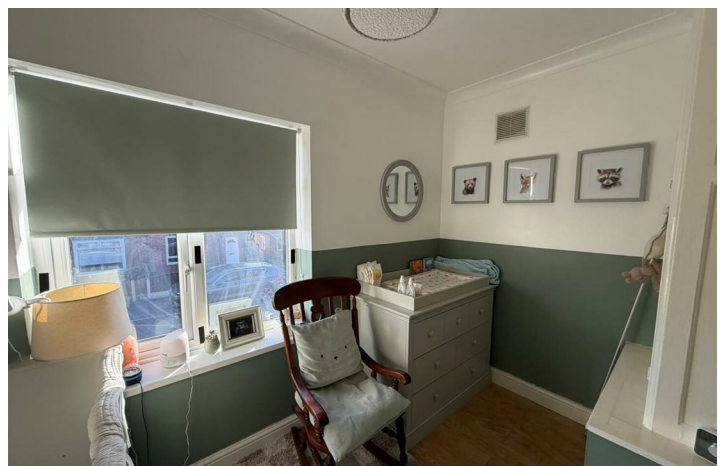
The ground floor opens into a light-filled living room featuring a striking media wall with built-in storage and an integrated electric fireplace—ideal for both relaxation and entertaining. Adjacent lies an impressive open-plan kitchen and dining space, seamlessly connecting to a versatile conservatory that overlooks the rear garden. Practical family living is further enhanced by a separate utility room and a convenient downstairs toilet.

Upstairs, three well-proportioned bedrooms provide flexible accommodation for family living, home working, or guest rooms. A thoughtfully designed family bathroom ensures full functionality and comfort for daily routines.

Externally, the property boasts a low-maintenance gravel driveway offering generous off-street parking to the front, alongside an enclosed rear garden complete with a stone patio, lawn, and timber deck—perfect for outdoor play and dining.



Council Tax Band: A



Front Garden

A low-maintenance gravel driveway offering generous off-street parking space.

Complemented by neat block-paved pathways leading directly to the front door and side entry.

Kitchen

14'1" * 9'1"

A sleek, contemporary kitchen with white cabinets, light wood-look countertops, and tiled flooring.

Dining Room

11'11" * 8'6"

A stylish dining space featuring warm wooden flooring with sliding glass doors open directly into an adjoining conservatory, filling the room with natural light.

Living Room

11'11" * 12'

A bright and inviting living room featuring a stunning central media wall with built-in storage, feature wall-panelling, and an integrated electric fireplace

Conservatory

10' * 7'11"

A bright and versatile conservatory featuring tiled flooring and full-height glazing overlooking the lawned rear garden.

Bedroom One

13' * 9'11"

A good sized double bedroom, fitted with wooden flooring and a window overlooking the rear of the property.

Bedroom Two

14'9" * 9'11"

A second good sized double bedroom, fitted with wooden flooring and a window overlooking the front of the property

Bedroom Three

10'5" * 6'11"

A single bedroom, fitted with wooden flooring and a window overlooking the front of the property, ideal for a nursery or home office.

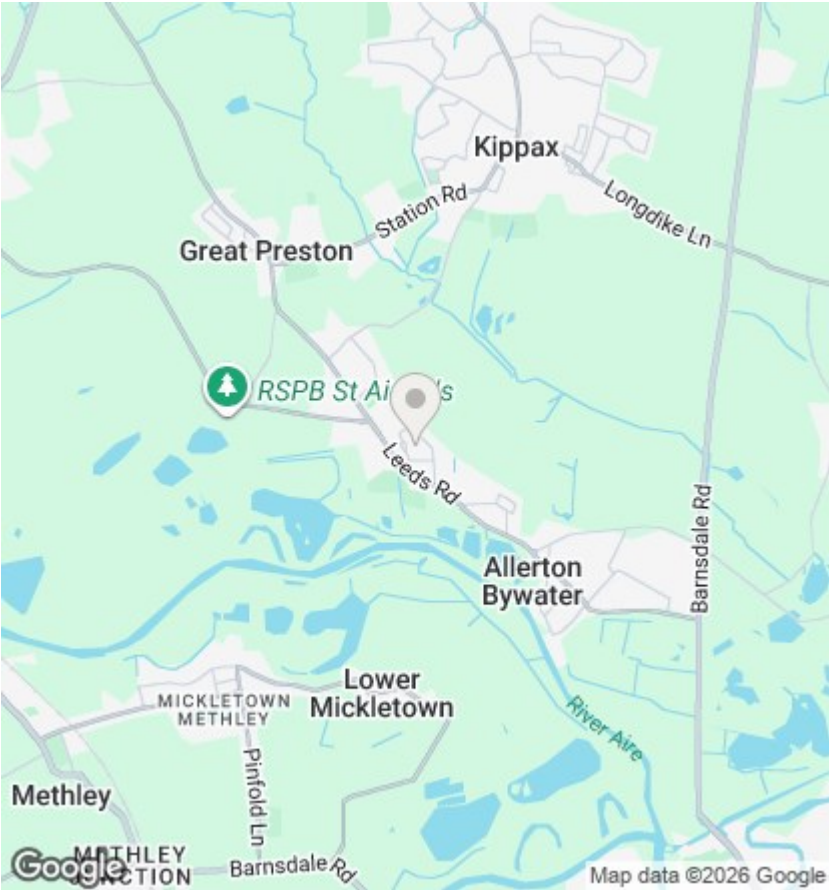
Bathroom

10'1" * 6'10"

A recently renovated modern bathroom fitted with a three piece white suite as well as a separate walk in shower and a window overlooking the rear of the property.

Rear Garden

A good sized rear garden with a lawned, paved and deck area ideal for entertaining and day to day family life.



Viewings

Viewings by arrangement only. Call 01133204250 to make an appointment.

EPC Rating:

Energy Efficiency Rating

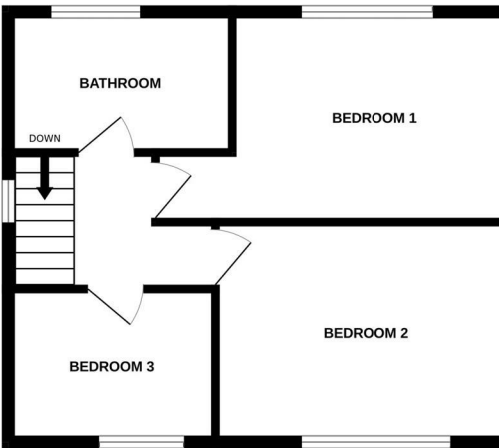
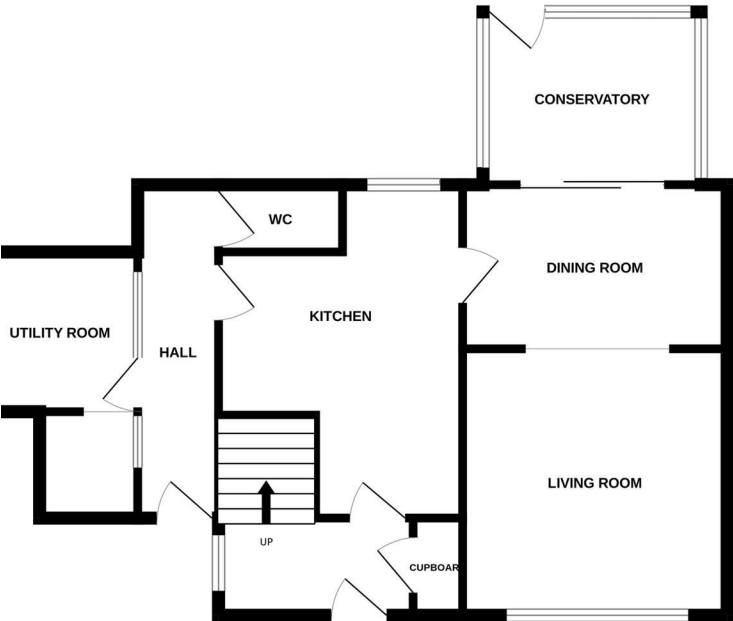
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



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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