

Mike  
**Dobson**



25 Main Street

Ledston, Castleford, WF10 2AB

**£675,000**

# 25 Main Street

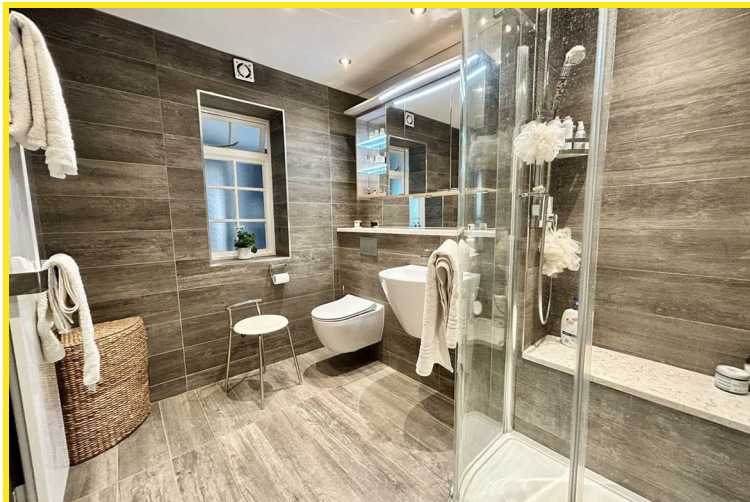
Nestled in the charming village of Ledston, this impressive stone-built detached dormer bungalow offers a perfect blend of comfort and style. With spacious bedrooms, one located on the ground floor, making it ideal for families or those seeking single-level living with additional space upstairs.

As you enter, you are welcomed by a generous lounge with gas fire and features elegant French doors, seamlessly connecting the indoor space to the beautifully maintained rear garden. This inviting area is perfect for both relaxation and entertaining. The modern fitted breakfast kitchen is a culinary delight, equipped with a built-in oven, hob, and extractor, making it a wonderful space for preparing meals and enjoying casual dining, separate dining room adds to the functionality of this home

In addition to the lounge, the property boasts a delightful sitting/garden room, which also opens to the rear garden, providing a tranquil spot to unwind and enjoy the views of the outdoor space. The main bedroom boasts a walk in wardrobe, making your daily routine a breeze. The bungalow includes two well-appointed bathrooms, ensuring convenience for all residents and guests. Furthermore, gas central heating and PVCu double glazing throughout the home ensure warmth and energy efficiency.

Parking is a breeze with remote controlled gated driveway, offering off road parking, with an attached double garage, which has been partially converted into a useful utility/mud room, ideal for muddy paws. The rear garden, which is of a generous size, is mainly paved, providing a perfect entertaining area, with steps leading to a lawned area housing a summer house, plus a further gated side garden, currently utilised as a potting area with a further seating area.

The property is located in a sought after picturesque village, with the prestigious Lady Elizabeth Hastings Primary School and a local country pub & wine bar within walking distance, making it an ideal retreat for families.





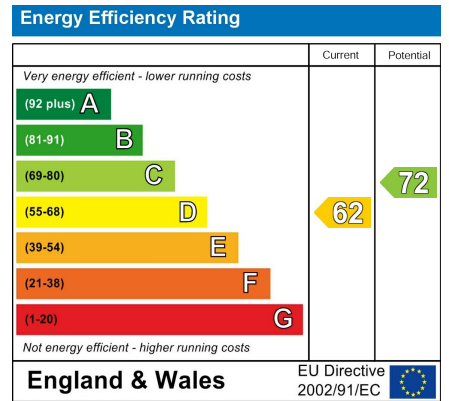
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn left down High Street and continue out of Kippax to the traffic lights. Continue over the traffic lights onto Back Newton Lane, taking your first right onto Ledston Mill Lane which then becomes Main Street, the property can be found directly opposite The White Horse public house on the right hand side.

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