



4 Bed
House - Detached
located in
Castleford

Price £420,000



Haydock Avenue

Castleford

WF10 5ZH

Logic Real Estate are proud to bring to the market this charming four-bedroom house located at Haydock Avenue. This delightful property offers a perfect blend of comfort and style, making it an ideal family home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you prefer a formal sitting room or a cosy family space. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the home.

The property boasts four well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. With enough room for family members or guests, these bedrooms can easily accommodate various needs, from children's rooms to home offices.

In addition to the generous living spaces, the house features two modern bathrooms, ensuring convenience for busy households. The bathrooms are designed with contemporary fittings and finishes, providing a touch of luxury to your daily routine.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a range of recreational activities and easy access to transport links, ensuring you are well-connected to nearby towns and cities.

In summary, this property at Haydock Avenue is a wonderful opportunity for those seeking a spacious and comfortable family home in Castleford. With its appealing features and prime location, it is sure to attract interest. We invite you to arrange a viewing and discover all that this lovely house has to offer.

Welcome to this beautifully presented four-bedroom detached home, ideally located in the popular town of Castleford. Offering generous living space across two reception rooms, two modern bathrooms, and a thoughtfully designed layout, this property is perfect for growing families or those looking for more space. With its combination of comfort, style, and practicality, it's ready to move straight into.

Front Exterior

The property is equipped with a private driveway next to the side door providing ample off-road parking for up to four vehicles. To the front, the home enjoys a well-maintained garden, setting the property back from the road and adding to its kerb appeal. Mature hedging and planting offer both greenery and privacy. The side gardens, which are also included within the ownership, extend the outdoor space and create additional versatility – whether for landscaping, play areas, or simply enjoying the open aspect. Together, the front and side gardens, combined with the spacious drive, provide an attractive and practical exterior setting to this detached home.

Kitchen / Dining Room

11'1" x 25'6"

This bright and airy kitchen/dining room forms the heart of the home, featuring a modern design with sleek cabinetry and integrated appliances. Large windows flood the space with natural light, while the layout offers ample room for cooking and dining. Patio doors open to the garden, creating a seamless connection to the outdoors, perfect for entertaining or family meals.

Utility Room

6'6" x 5'3"

Conveniently located just off the kitchen, the utility room offers practical space for laundry and additional storage. It features fitted cupboards and work surfaces with a side door providing driveway access, helping to keep the home organised and clutter-free as well as an option to reconnect the plumbing for the tap/sink.

Living Room

10'11" x 16'1"

A comfortable living room with ample space for seating, ideal for relaxing or entertaining guests. A large window allows plenty of natural light to fill the room, creating a welcoming atmosphere.

Snug / Office

10'10" x 8'9"

This flexible snug or office space provides a quiet retreat or a productive area for work from home. Its neutral decor and two windows ensure the room is light and inviting, adaptable to your lifestyle needs.

WC

6'7" x 4'9"

The property benefits from a stylish downstairs bathroom, finished to a high standard. Featuring a modern toilet and sleek basin with a contemporary mixer tap, the space is both practical and elegant. The light grey walls enhance the light and airy feel, creating a fresh and inviting atmosphere that complements the home's overall décor.

Hallway

6'7" x 14'6"

The hallway is well-proportioned with neutral carpeting, clean lines and a light grey walls. It leads seamlessly to the main living areas and upstairs bedrooms, creating a welcoming entrance to the home.

Bedroom One

11'2" x 18'10"

The master bedroom is a spacious and tranquil retreat featuring a large window that fills the room with natural light. The layout comfortably accommodates a king-size bed and additional furniture, such as two large fitted wardrobes with full length sliding door mirrors. It also benefits from an en-suite bathroom for added privacy and convenience.

En Suite

7'5" x 6'2"

The en-suite shower room adjacent to the master bedroom is fitted with modern fixtures, including a large walk-in shower, basin, and toilet, all presented in neutral full-height tiling, finishing for a clean and fresh feel.

Bathroom

7'9" x 5'7"

The family bathroom is tastefully appointed with a bath and shower over, basin and toilet. Contemporary full-height tiling and natural light from a window create a bright and welcoming space.





Bedroom Two

18'1" x 8'9" m

Bedroom two benefits from three windows, offering generous natural light. Its size makes it perfect for use as a child's room or a guest bedroom.

Bedroom Three

13'8" x 8'8"

A spacious third bedroom well-suited for a double bed and additional furnishings. Light and airy, it offers plenty of space for comfortable living or study.

Bedroom Four

8'6" x 7'3"

This fourth bedroom is a cosy space that can serve as a nursery, study, or additional bedroom, featuring a window that allows light to brighten the room.

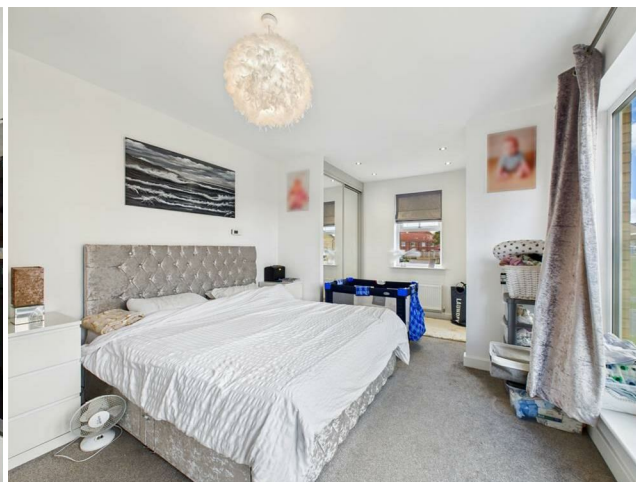
Garage

20'6" x 10'5"

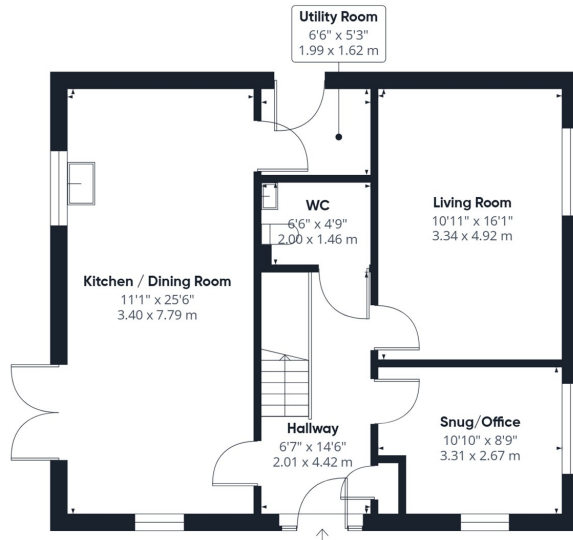
The garage is a good-sized, single garage with space for vehicle parking and storage, accessed from the driveway, offering added convenience and security for your vehicle and belongings. The garage also benefits from interior lighting, power outlets and an exterior motion sensor flood light for driveway illumination.

Rear Garden

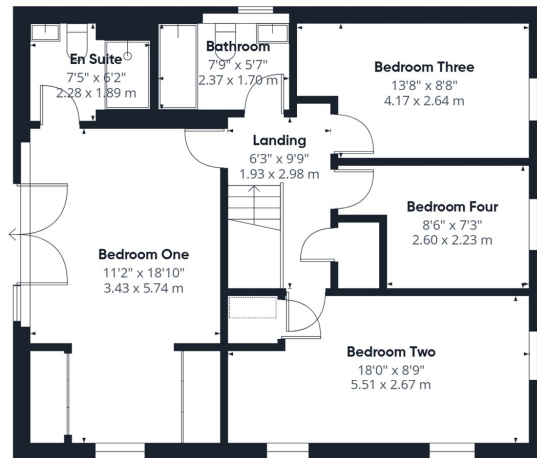
The rear garden is a good-sized, private outdoor flat area which extends to an additional private garden area accessible via a wooden gate. Featuring a large paved patio, ideal for dining or relaxing outside, and expansive lawns bordered by mature hedging and walls for added privacy and security, as well as exterior power outlets and a water tap for convenience. This space provides a safe and sunny environment for children to play and for outdoor entertaining.



With four well-proportioned bedrooms, versatile reception areas, and excellent family-friendly amenities nearby, this detached property is a fantastic opportunity not to be missed. Early viewing is highly recommended to fully appreciate everything this home has to offer. Contact our team today to arrange your appointment.



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1433 ft²
133.1 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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

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