

Mike  
**Dobson**



**18 Grange Park Close**

Allerton Bywater, Castleford, WF10 2BJ

**£290,000**

# 18 Grange Park Close

Tucked away at the head of the cul-de-sac, in Grange Park Close, Allerton Bywater, this charming three-bedroom detached house offers a perfect blend of modern living and comfort. As you approach the property, you will appreciate the convenience of off-road parking for two vehicles, ensuring ease for you and your guests.

Upon entering, you are welcomed into a spacious lounge, thoughtfully designed with fitted cupboards that provide ample storage. The modern fitted kitchen boasts elegant Corian worktops and built-in appliances, seamlessly flowing into a delightful conservatory that invites natural light and offers a lovely view of the garden. This home also features a useful loft room with fitted wardrobes, providing additional space for your needs.

The ground floor is complemented by a convenient WC, while the first floor houses three bedrooms. The modern white bathroom suite is complete with a freestanding bath, a stylish vanity wash basin, and a low flush WC, ensuring a touch of luxury in your daily routine.

Set on a larger plot, the property boasts a generous rear garden that is perfect for outdoor entertaining or simply enjoying the fresh air. The garden features a patio area, a lush lawn, and a decked seating area with artificial grass, all backing onto the popular lines walkway.

With gas central heating powered by a combination boiler and PVCu double glazing with Corian window sills, this home is both energy-efficient and comfortable. This property is an ideal choice for families or anyone seeking a peaceful retreat with modern amenities. Don't miss the opportunity to make this delightful house your new home.

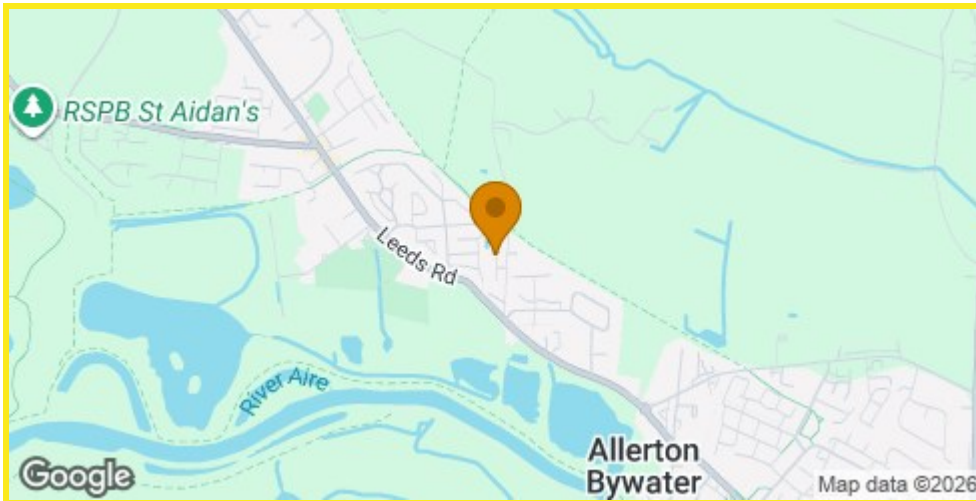




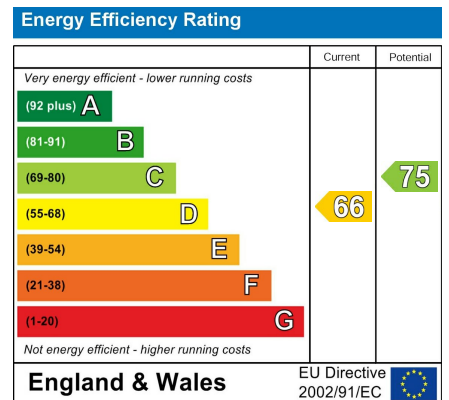
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Kippax office turn right up high street which in turn becomes Longdike Lane, at the traffic lights turn right onto Barnsdale Road, continue along this road to the first set of traffic lights turning right onto Park Lane, at the mini roundabout turn right onto Leeds road, then take your third right onto Doctors Lane, then first left into Grange Park Close and bear left where the property can be found on your left hand side.

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