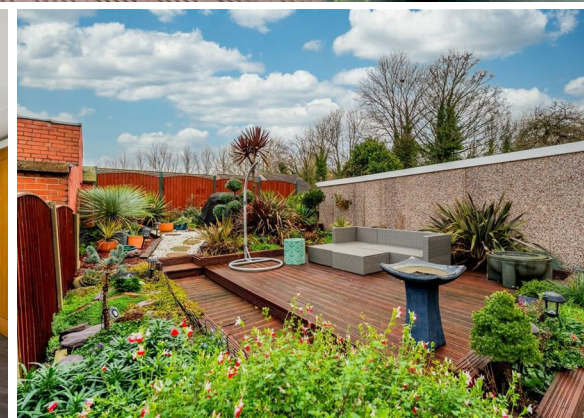
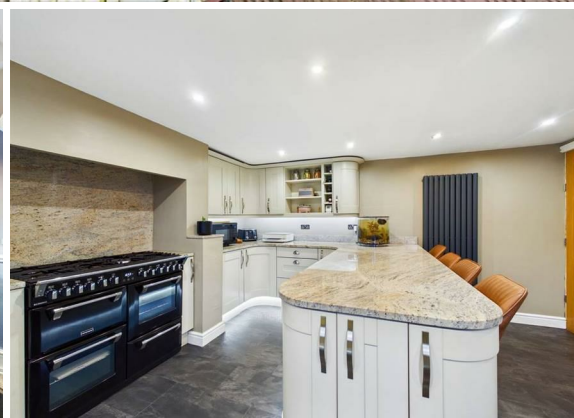




3 Bed  
House - End Terrace  
located in  
Castleford

Guide Price £260,000



STUNNING VICTORIA QUARTER HOUSE\*\*CONTEMPORARY FITTED BREAKFAST KITCHEN\*\*BEAUTIFUL LANDSCAPED GARDEN\*\*INTERNAL VIEWING STRONGLY RECOMMENDED\*\*

This beautifully presented three-bedroom home offers generous and versatile living space arranged across four well-designed floors, perfectly suited for modern family living. Combining stylish interiors with practical design, the property features a contemporary fitted kitchen with breakfast bar, a spacious lounge, private outdoor space, and a large detached garage.

Ideal for families, professionals, or buyers seeking a property that offers both comfort and flexibility, this home delivers excellent space in a convenient and sought-after location.

Situated in the highly sought-after Glasshoughton area of Castleford, this property enjoys excellent connectivity and local amenities.

Residents benefit from:

Glasshoughton train station nearby

Easy access to the M62 motorway

Close proximity to Xscape leisure complex

Junction 32 Shopping Village

Restaurants, supermarkets, and entertainment facilities

The area also offers well-regarded schools, parks, and family-friendly amenities, making it an excellent choice for both families and commuters.

Hallway

7'10" x 14'8"

Providing access to the downstairs WC, storage cupboards and the kitchen. UPVC double glazed window to the front.

WC

WC with low level flush. Wash hand basin with chrome mixer tap. UPVC double glazed frosted window to the side elevation.

Kitchen

16' x 14'8"

Modern range of high and low level kitchen units with a breakfast bar. Integrated appliances including dishwasher, washing machine, cooker with seven ring hob and extractor hood above. Tiled effect flooring. Central heated radiator. UPVC double glazed windows to the front.

Landing

10'10" x 4'6"

Access to the bathroom and living room.

Leeds Road

Glasshoughton

Castleford

WF10 5EL





#### Lounge

15'5" x 14'8"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

#### Bathroom

8'3" x 9'8"

White suite comprising of wash hand basin with chrome taps. Shower cubicle with mains feed shower. Panel bath with chrome taps over. WC with low level flush. Extractor fan. Central heated radiator. Tiled effect flooring. UPVC double glazed frosted window to the side elevation.

#### Landing

6'10" x 14'10"

Access to both bedrooms. Carpeted throughout. UPVC double glazed window to the front.

#### Bedroom

12'7" x 14'10"

Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

#### Bedroom

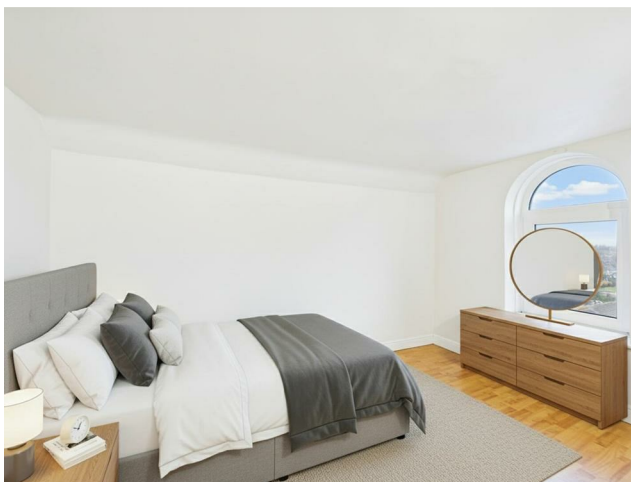
6'10" x 14'10"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

#### Bedroom

7'10" x 14'10"

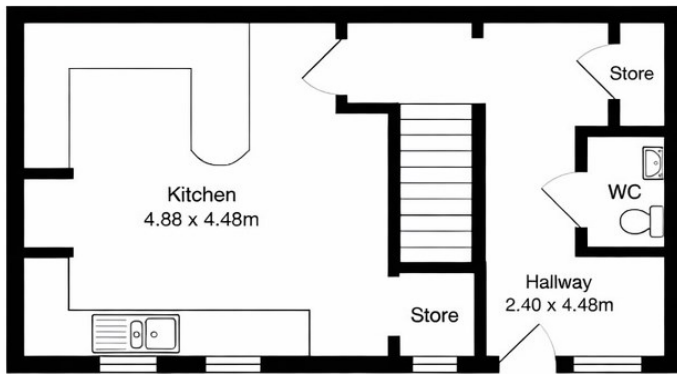
Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.



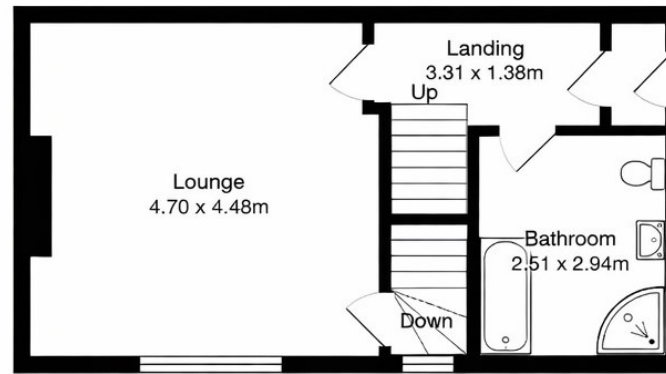
#### External

The property benefits from a beautifully landscaped and low-maintenance rear garden, ideal for outdoor entertaining. A spacious block-paved patio area provides ample room for seating and dining, complemented by raised decking and well-designed planting beds featuring a range of mature ornamental plants and shrubs.

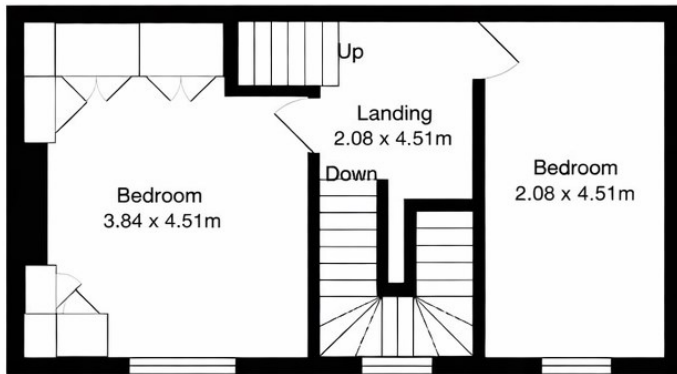
Decorative stone areas and stepping-stone pathways add character while keeping maintenance to a minimum. The garden is fully enclosed, offering a good degree of privacy, and also benefits from a detached garage/store to the rear providing useful additional storage.



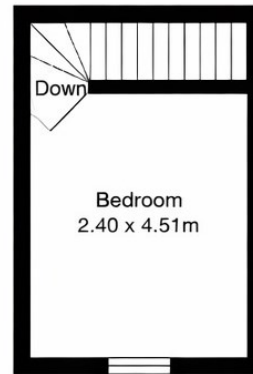
Ground Floor



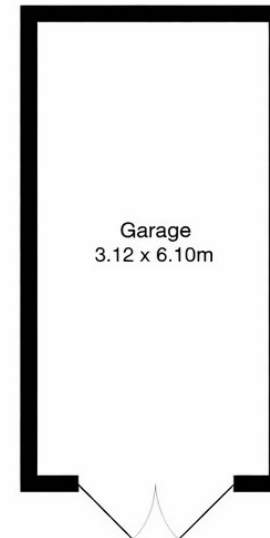
1st Floor



2nd Floor



3rd Floor



101, Leeds Road, Glasshoughton, Castleford, WF10 5EL

Total Area: 148.2 m<sup>2</sup>

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      | 73        |
| (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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