

...Your proactive estate agent



Elizabeth Drive, Castleford, WF10 3SD
Offers Over £160,000

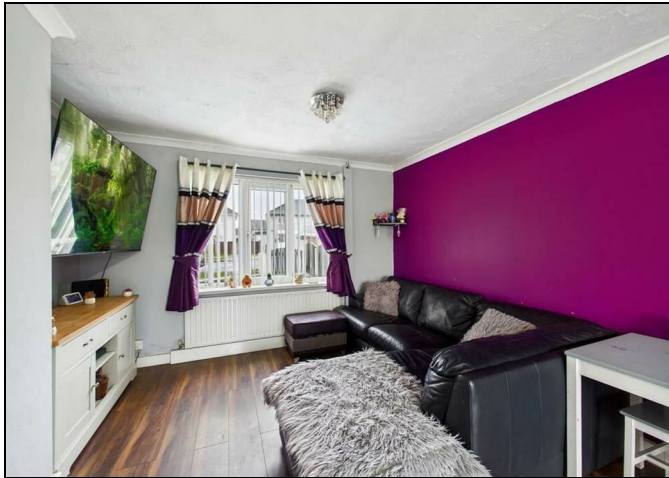
Park Row

This delightful semi-detached house on Elizabeth Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. Situated in a popular location, this home benefits from local amenities, schools, and parks, making it an excellent choice for families. The surrounding area is known for its community spirit and accessibility, providing a pleasant environment for all residents.

To the ground floor there is, the kitchen and living room diner. To the first floor are all three bedrooms and the house bathroom.

To the front exterior, a neatly maintained lawn sits alongside a patterned concrete area, bordered by low walls and fencing, creating a pleasant approach to the home. The entrance is clearly defined with a covered porch, while the overall frontage offers excellent kerb appeal and a practical layout ideal for modern family living. The rear of the property boasts a spacious and enclosed garden, predominantly laid to lawn and flanked by secure fencing on both sides, offering a good degree of privacy. A paved patio area provides an ideal space for outdoor seating and entertaining, with a central pathway leading through the garden leading to a contemporary detached outbuilding. This adds valuable versatility, suitable for use as a home office, gym, or leisure space, currently used as a games room. The garden is well balanced, low maintenance, and perfect for both relaxation and entertaining.

This semi-detached house on Elizabeth Drive is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home presents a wonderful opportunity. Do not miss the chance to make this charming house your new home.



Kitchen

3.36 x 5.99 (11' x 19'8")

A modern range of white wall and base units with a composite one and a half bowl sink and chrome mixer tap with complementary marble effect work surfaces. A stainless steel cooker hood and space for a range style cooker. Plumbing for an automatic washing machine, plumbing for a dishwasher, space for tumble dryer. UPVC double glazed window to the rear, UPVC part glazed door leading out to the side of the property and UPVC double glazed window looking out to the side aspect. Under stairs storage cupboard. Central heated radiator. Tiled flooring.



Living Room Diner

3.01 x 5.99 (9'11" x 19'8")

UPVC double glazed window to the front aspect. UPVC double glazed French doors leading out to the rear garden. Coving. Laminate flooring.



Landing

3.04 x 0.74 (9'12" x 2'5")

Landing with access to all three bedrooms, house bathroom and access to the loft.



Main Bedroom

3.54 x 3.15 (11'7" x 10'4")

With a built-in storage cupboard, UPVC double glazed window to the front aspect and central heated radiator.



Bedroom Two

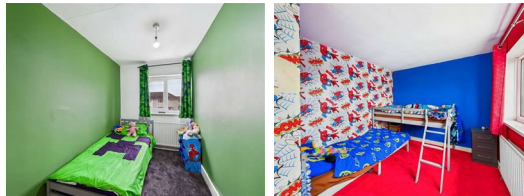
4.12 x 2.76 (13'6" x 9'1")

UPVC double glazed window to the rear aspect. Central heated radiator.

Bedroom Three

1.95 x 3.36 (6'5" x 11')

UPVC double glazed window to the front aspect. Central heated radiator.



Bathroom

2.36 x 1.71 (7'9" x 5'7")

Modern white suite comprising of P shaped bath with chrome mixer tap, shower attachment and a glass shower screen. Pedestal wash basin with chrome mixer tap and low flush WC. Tile effect flooring and UPVC cladding to the walls and ceiling.



Summer House

4.82 x 4.41 (15'10" x 14'6")

UPVC window to the rear. Wood effect flooring. Wall mounted radiator. Plug sockets and lighting.

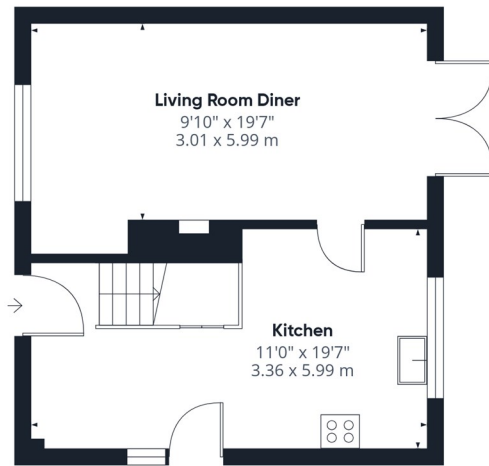
Park Row



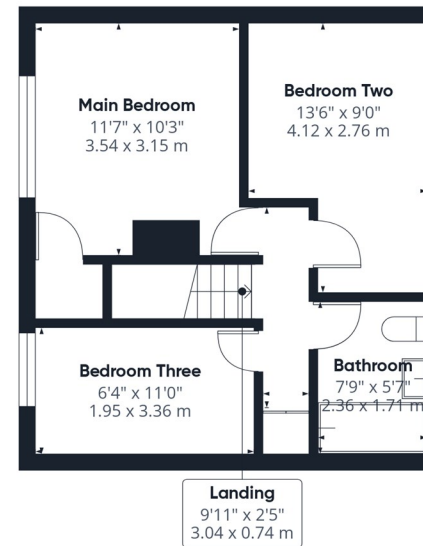
Outside

To front of the property is a paved area to the side of this is a lawn with a slate border. There is a secure gated access running down the side of the property leading to the rear garden which has a paved patio and twin lawns. A pathway down the garden leads to a summer house with a shed attached. The summer house is currently used as a Games Room and has a UPVC double glazed entrance door and double glazed window.

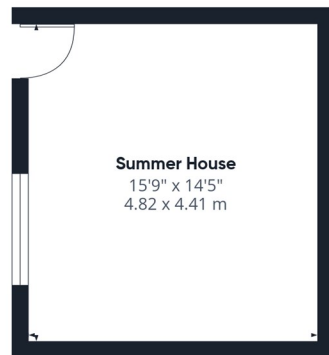




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m

1015 ft²
94.3 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.

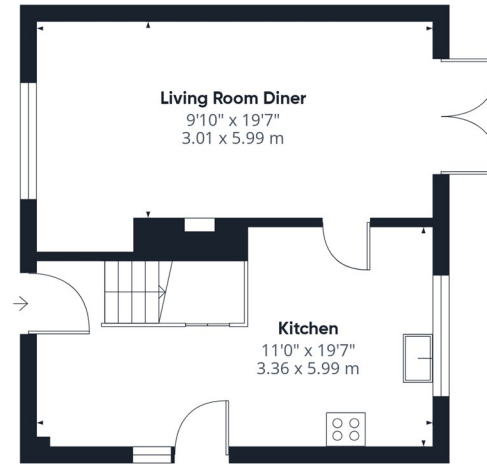
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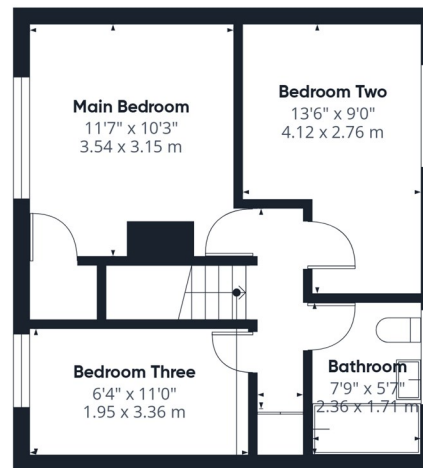
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Floor 0 Building 1



Floor 1 Building 1

Approximate total area^m

786 ft²

73 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.

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