



2 Bed
House
located in
Castleford

£175,000





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****DOUBLE DRIVEWAY TO THE FRONT**LANDSCAPED REAR GARDEN**BEAUTIFULLY PRESENTED THROUGHOUT**INTERNAL VIEWING RECOMMENDED****

Situated within a quiet cul-de-sac on a modern development on the edge of Castleford and Fairburn, this beautifully presented two-bedroom semi-detached home offers stylish living in a peaceful yet well-connected location.

The property enjoys open countryside and field-side nature walks close by, making it ideal for those who appreciate outdoor space and a tranquil setting. Castleford town centre is just a short drive away, providing excellent rail, bus and motorway links, with easy access to Pontefract, Leeds and Wakefield.

Internally, the home is extremely well presented throughout, offering well-proportioned accommodation finished with modern décor, fixtures and fittings. Externally, the property benefits from a double driveway, while a standout feature is the attractive landscaped rear garden, perfect for relaxing or entertaining.

Further enhancing the appeal, the property is fitted with solar panels, offering energy efficiency and reduced running costs.

This fantastic home would suit a range of buyers, including first-time buyers, and early viewing is highly recommended to fully appreciate all that is on offer.

Do not miss your opportunity to secure this superb two-bedroom semi-detached home.

Living Room

13'1" x 13'6"

Freestanding log burner. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front of the property.

WC

5'1" x 3'3"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Kitchen Diner

13'4" x 7'12"

Modern range of high and low level kitchen units with integrated appliances including washing machine, dishwasher, fridge/freezer, oven, four ring hob and extractor hood. Sink with drainer and chrome mixer tap over. Access to storage cupboard and downstairs WC. UPVC double glazed French doors leading to the rear garden. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear.

Landing

3'7" x 5'10"

Access to the house bathroom, both double bedrooms and the partially boarded loft. Carpeted throughout.

Bedroom One

13'4" x 10'10"

Built in wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed frosted window to the rear.

Bedroom Two

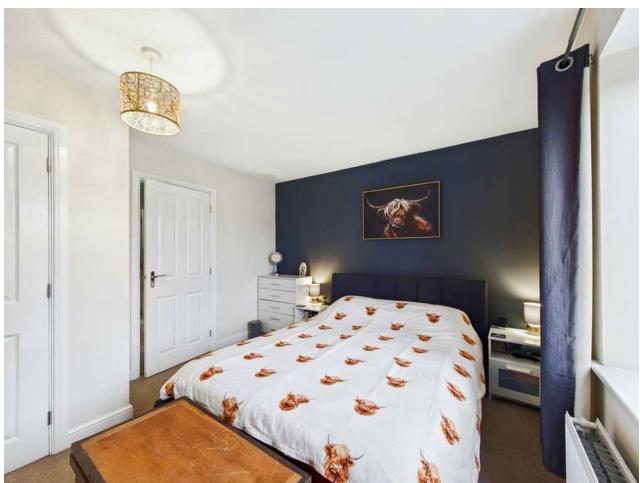
13'2" x 7'10"

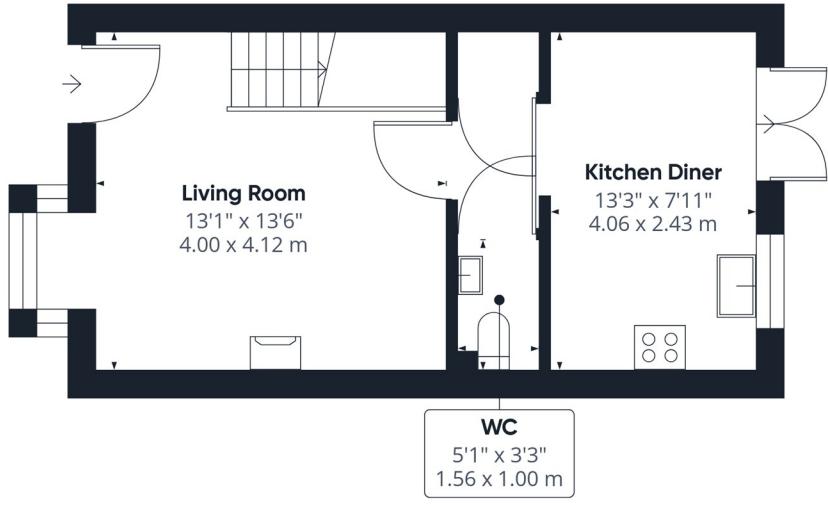
Carpeted throughout. Central heated radiator. UVC double glazed window to the front of the property.

Bathroom

5'7" x 6'4"

White suite comprising of WC with low level flush, wash hand basin with chrome mixer tap, panel bath with chrome mixer tap and mains feed shower. Extractor fan. Wood effect flooring. Central heated chrome towel rail.





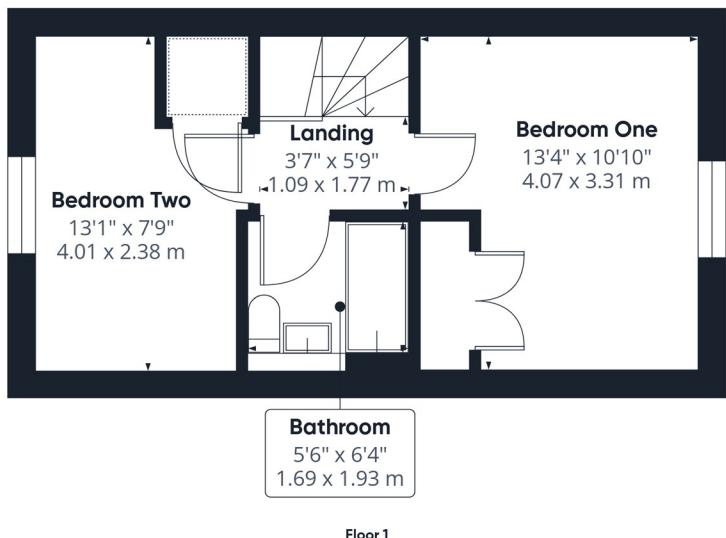
Approximate total area⁽¹⁾

651 ft²
60.3 m²

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(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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