



Offers over £250,000

TENURE : FREEHOLD

Woolley Hart Way, Castleford, WF10

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

**Three generously sized
double bedrooms**

modern dining kitchen

**Immaculately presented
throughout**

Spacious and inviting lounge

Stylish

**En-suite shower room to the
principal bedroom**

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>

**MoveNow
Properties**

Movenowproperties are proud to present this beautifully maintained three-bedroom detached home, offering spacious and modern living accommodation ideal for families or professionals alike. Finished to a high standard throughout, the property benefits from gas central heating, double glazing, and a well-thought-out layout across two floors.

Ground Floor

Entrance Hall

A welcoming front entrance providing access to the main living areas and staircase to the first floor.

Living Room

Measurements: 16'2" x 10'3" (4.93m x 3.21m)

A generous and bright reception room positioned to the front of the property, featuring soft carpeted flooring and ample space for seating—perfect for relaxing or entertaining.

Cloakroom / WC

Measurements: 5'0" x 2'11" (1.52m x 0.90m)

Conveniently located off the hallway, fitted with tiled flooring, WC, and wash hand basin.

Kitchen / Dining Room

Measurements: 18'10" x 7'6" (5.74m x 2.29m)

A stylish and modern kitchen/dining space overlooking the rear garden. The kitchen benefits from tiled flooring, integrated oven, four-ring gas hob, and plumbing for both a washing machine and dishwasher. The dining area also features tiled flooring and patio doors opening directly onto the garden, allowing for plenty of natural light and seamless indoor-outdoor living.

Garage

Measurements: 17'4" x 8'5" (5.29m x 2.57m)

Accessible from the driveway, offering excellent storage or secure parking.

First Floor

Landing

Providing access to all bedrooms and the family bathroom.

Bedroom One

Measurements: 14'3" x 9'8" (4.34m x 2.95m)

A spacious double bedroom with carpeted flooring, positioned to the front of the property.

En Suite Shower Room

Measurements: 6'11" x 4'4" (2.10m x 1.32m)

A modern suite comprising shower enclosure, WC, and wash hand basin.

Bedroom Two

Measurements: 11'4" x 8'11" (3.45m x 2.72m)

Another well-proportioned double bedroom overlooking the rear garden, finished with carpeted flooring.

Bedroom Three

Measurements: 9'9" x 7'10" (2.97m x 2.40m)

A third double bedroom, ideal as a guest room, nursery, or home office.

Family Bathroom

Measurements: 8'8" x 5'7" (2.64m x 1.70m)

A contemporary bathroom fitted with a bath, WC, and wash hand basin, designed with a clean modern finish.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

[01924 249349](tel:01924 249349)



Website: <https://movenowproperties.com>

Outside

To the front of the property is a driveway providing off-street parking and access to the garage. To the rear is a fully enclosed, mainly lawned garden—ideal for families and outdoor entertaining—featuring a substantial summerhouse, perfect for use as a home office, gym, or relaxation space.

Location

Situated in a popular residential area of Castleford, this property benefits from excellent local amenities, reputable schools, and convenient transport links. The area provides easy access to nearby towns such as Wakefield and Leeds, making it ideal for commuters.

There are a range of shops, supermarkets, and leisure facilities close by, as well as access to major road networks including the M62, ensuring connectivity across the region. The location also offers nearby green spaces and family-friendly surroundings, adding to the overall appeal.

EPC Rating: B

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band D

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>



Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

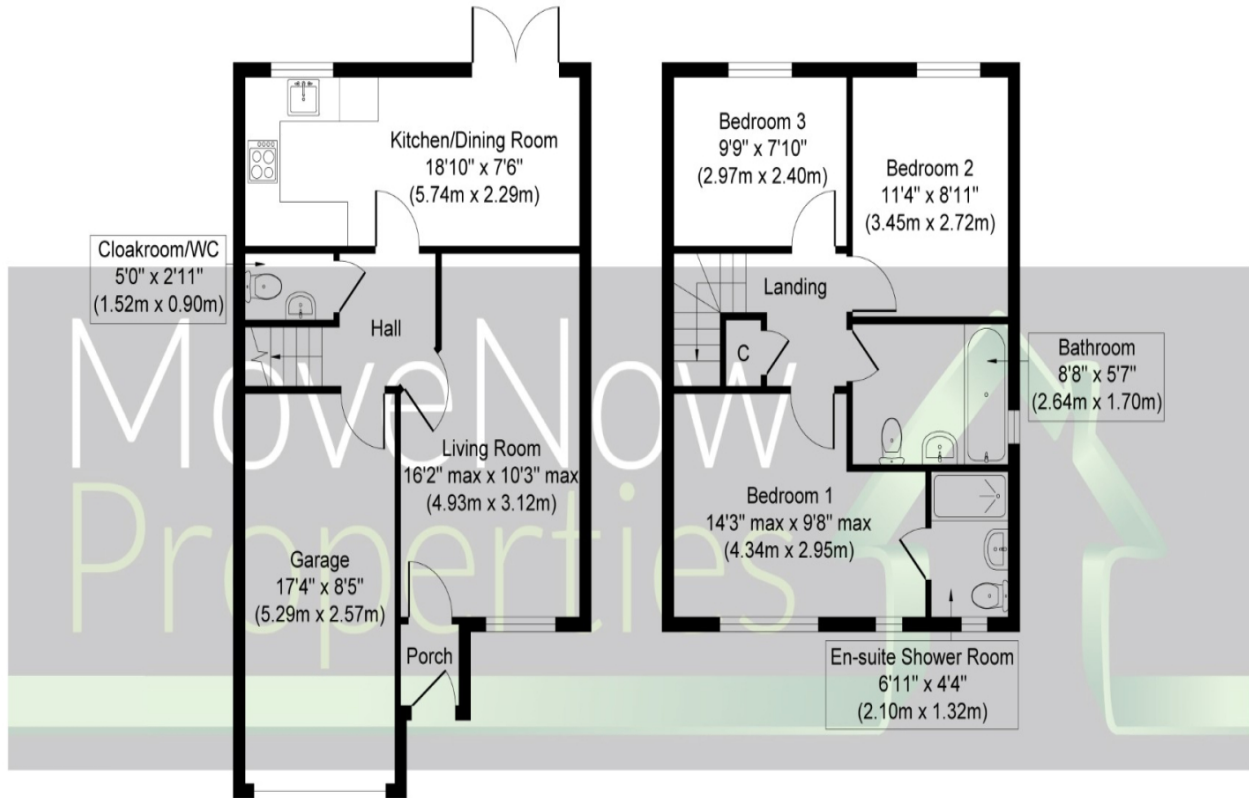
01924 249349

Website: <https://movenowproperties.com>









Ground Floor
Approximate Floor Area
529 sq. ft
(49.14 sq. m)

First Floor
Approximate Floor Area
452 sq. ft
(42.01 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Copyright V360 Ltd 2026 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C	83	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Castletford, WF10

