

Park Row

The proactive estate agent



Sedgefield Road, Castleford, WF10 5ZB

£315,000



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AGENTS

Lead In

A spacious and well-proportioned four-bedroom detached family home, offering versatile accommodation arranged over three floors, a generous kitchen diner, principal bedroom with en suite, garage, driveway parking for two vehicles and a private enclosed rear garden. Ideally situated on Sedgefield Road in Castleford, the property enjoys convenient access to local amenities and excellent transport and commuter links.

Situated on Sedgefield Road in Castleford, this attractive four-bedroom detached property presents a fantastic opportunity for growing families and buyers seeking spacious, versatile accommodation across three floors. Offering a thoughtfully arranged layout, generous bedroom sizes and practical living spaces, this home is perfectly suited to modern family life.

Upon entering the property, the ground floor offers a welcoming layout comprising a comfortable living room, providing an ideal space to relax and unwind. The spacious kitchen diner forms the heart of the home, offering ample room for cooking, dining and spending quality time with family and friends. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property boasts three generously proportioned double bedrooms, providing flexible accommodation for family members, guests or those requiring a home office. These bedrooms are served by the house bathroom, offering practicality and convenience for everyday family living.

Occupying the second floor is the impressive principal bedroom, creating a private retreat away from the main living accommodation. This spacious bedroom further benefits from its own en suite, providing an added touch of comfort and privacy.

Externally, the property continues to impress with a private, enclosed rear garden, offering an ideal space for outdoor relaxation, entertaining or enjoying time with family during the warmer months. To the front, a driveway provides off-street parking for two vehicles, complemented by the added benefit of a garage, offering further parking or useful storage space.

The location is another appealing feature, with the property conveniently positioned for a range of local amenities, including shops, schools and everyday essentials. Excellent transport and commuter links are also within easy reach, providing convenient access to Castleford town centre and surrounding areas, making this an ideal choice for those commuting for work or leisure.

Combining generous accommodation, a practical three-storey layout, excellent outdoor features and a highly convenient location, this wonderful detached family home offers plenty of space to grow and enjoy.

Early viewing is highly recommended to fully appreciate the size, layout and fantastic potential this property has to offer. Contact us today to arrange your viewing!

Ground Floor

Entrance Hall

16'8" x 4'2" (5.07 x 1.27)

Access to WC, living room, kitchen diner, understairs storage and the stairs leading to the first floor. Tiled effect flooring. Central heated radiator.

WC

6' x 2'11" (1.84 x 0.88)

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

Living Room

16'5" x 10'10" (5.01 x 3.31)



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

Kitchen Diner

10'1" x 18'4" (3.08 x 5.58)



A modern range of high and low level kitchen units with integrated appliances including cooker, hob, extractor hood, washing machine, fridge freezer and dishwasher. One and half bowl sink with drainer and chrome mixer tap. Tiled effect flooring. Central heated radiators. UPVC double glazed French doors leading to the rear garden. UPVC double glazed window to the rear elevation.

First Floor

Landing

11' x 3'12" (3.36 x 1.21)

Access to three bedrooms, the house bathroom, storage cupboard and the stairs leading to the second floor. Carpeted throughout. Central heated radiator.

Bedroom Two

12'9" x 9'2" (3.89 x 2.79)



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

Bedroom Three

14' x 9'7" (4.27 x 2.91)



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

Bedroom Four

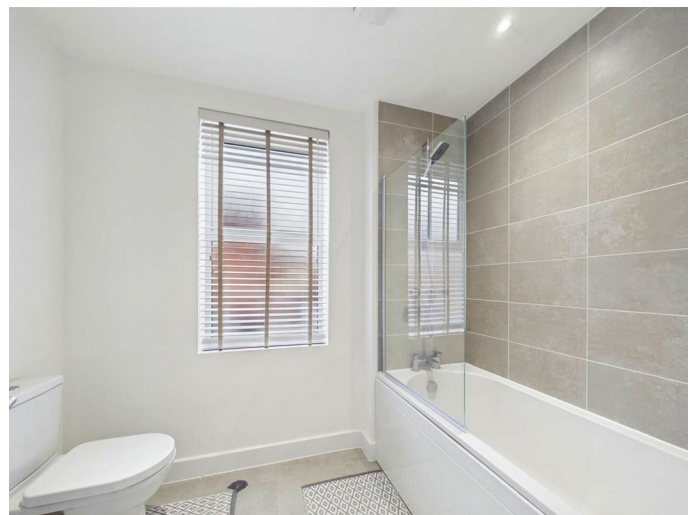
9'3" x 8'11" (2.81 x 2.73)



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

Bathroom

6'1" x 8'5" (1.86 x 2.57)



White suite comprising of panel bath with chrome tap, mains feed shower and shower screen. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Partly tiles walls. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

Second Floor

Bedroom One

19'7" x 14'11" (5.96 x 4.54)



Access to en suite. Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed skylight windows to the front aspect.

En Suite

5'9" x 7'11" (1.76 x 2.42)



White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Partly tiled walls. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed skylight window to the rear aspect.

External



To the front, the property boasts an attractive and modern detached appearance, complemented by a neatly maintained frontage with established shrubs and a paved pathway leading to the main entrance. A generous driveway provides off-street parking for two vehicles and leads to a detached garage, offering additional parking or useful storage space. The property's contemporary brick exterior and welcoming approach further enhance its kerb appeal.

To the rear, the property benefits from a generously proportioned, private and enclosed garden, predominantly laid to lawn and bordered by timber fencing, creating an ideal outdoor space for families, relaxation and entertaining. A paved patio area provides the perfect setting for outdoor seating, dining and enjoying the warmer months, while French doors from the property offer convenient access between the indoor and outdoor living spaces. The garden also benefits from gated side access, providing additional practicality and convenience.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm



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TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE
RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



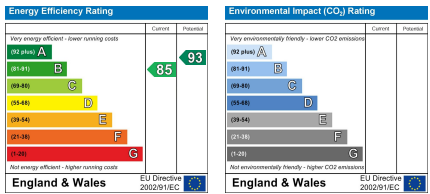
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