



CROWN

ESTATE AGENTS

Castlegate Drive, Pontefract



£320,000



4



1



1



72

Presenting this detached Property with kerb appeal and a layout designed to maximise both functionality and comfort. This is an ideal choice for those looking for a move in ready home within a friendly neighbourhood. Do not miss the chance to make this property your own. Viewing is advised to appreciate the scale and position of this comfortable family home.



- Great location
- Generous sized detached home
- Excellent transport links
- Large corner plot
- Garage
- Ideal for growing family
- Superb for entertaining
- Freehold
- Council tax band D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

entrance hall

With part glazed front door and with stairs off to the first floor and leading to

cloakroom

3'10" x 3'6" (1.19 x 1.07)

W.C plus basin, anthracite towel heater and window.

Lounge

21'1" x 10'7" (6.44 x 3.24)

Generously proportioned living room with attractive feature Portuguese limestone electric fireplace and bow window with views of the front garden. Access to

Kitchen/breakfast room

16'7" x 11'10" (5.08 x 3.63)

Recently fitted kitchen featuring beautiful quartz tops and island to centre. Integrated appliances including fridge, freezer, washing machine and dryer. Gas hob with stainless steel extractor, double oven plus concealed bin cupboard and under stair storage pantry. 2 side facing windows offering ample natural light Rear door access to

Sitting room / dining room

19'9" x 10'3" (6.02 x 3.13)

Spacious sitting and dining area to the rear of the property with feature pitched ceilings and double door access to the garden. A very light and generously proportioned room for family meals and relaxation.

Master bedroom

12'2" x 10'11" (3.72 x 3.33)

Front facing large double master bedroom with large 4 sliding door wardrobe and recess storage area.

Bedroom 2

12'2" x 8'9" (3.72 x 2.68)

Again, a further large double bedroom with views to the front of the garden of the property. Built in wardrobes with space between for double bed.

Bedroom 3

8'3" x 7'6" (2.54 x 2.29)

With room for a double bed, arguably a good sized 3rd bedroom with views of the rear garden. Anthracite radiator as featured in all other rooms within the property.

bedroom 4

8'3" x 5'10" (2.54 x 1.78)

With room for a single bed or could be an excellent sized office / study.

Bathroom

8'4" x 5'2" (2.55 x 1.58)

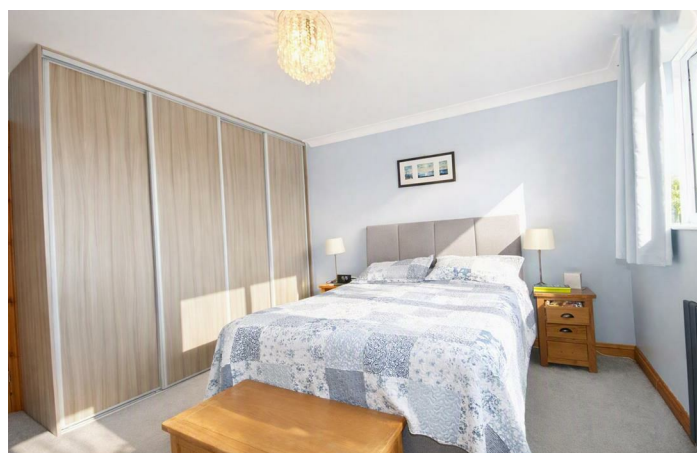
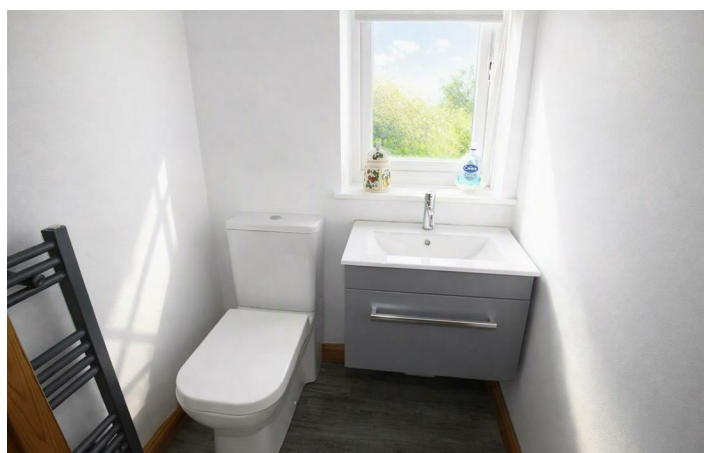
Attractive modern fitted bathroom with freestanding oval bathtub, separate shower unit, WC, Basin and modern gloss tiling throughout.

Garage

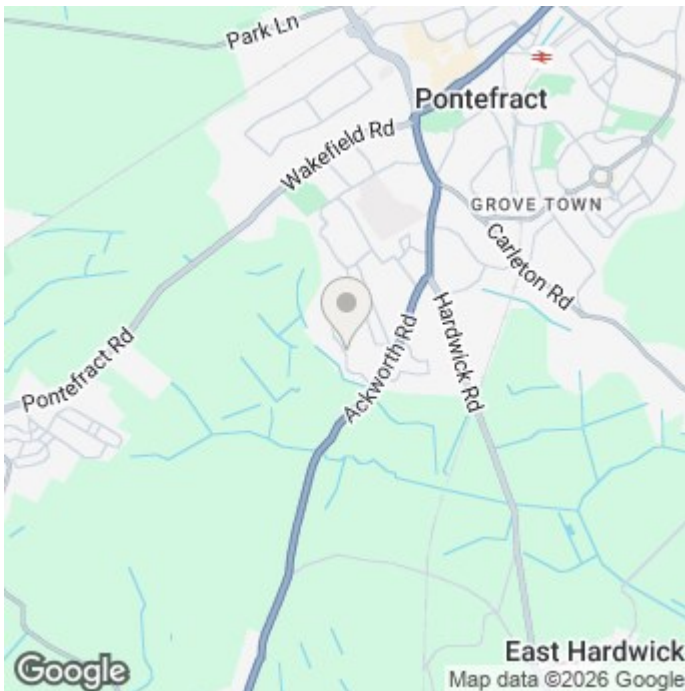
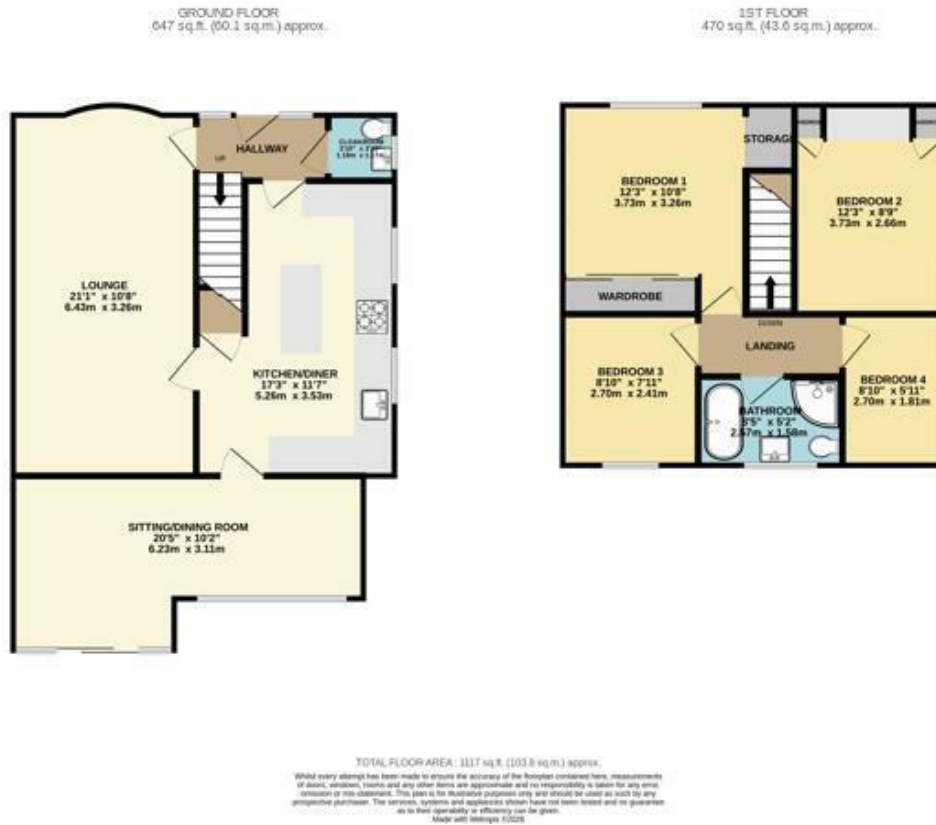
Detached garage with door access to both the garden and street.

External

Good expanse of the lawn to the front leading round to the garage and to the rear a patioed lawn with drying area and seating.



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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