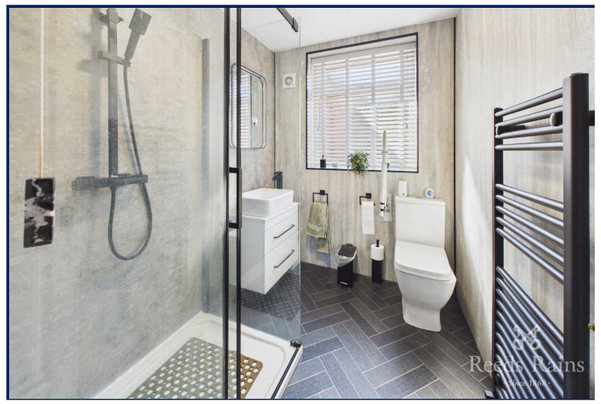
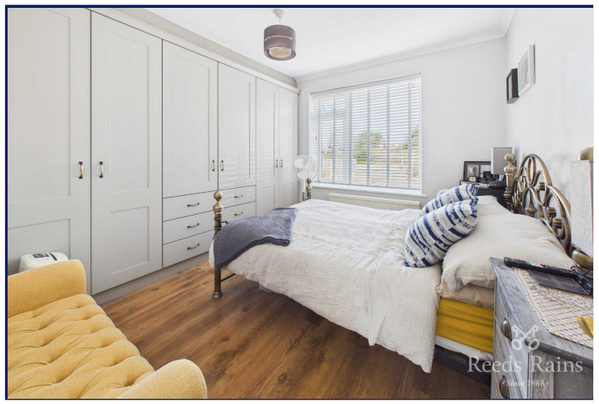
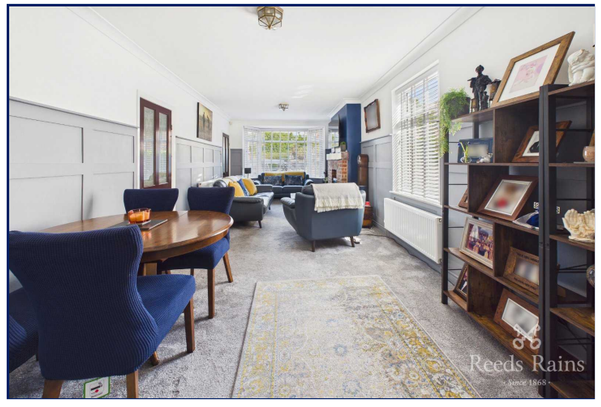


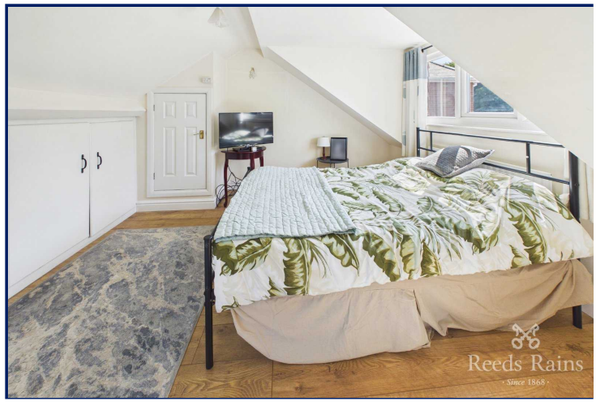














Holywell Lane, Castleford, West Yorkshire, WF10

Asking Price: £340,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Holywell Lane, Castleford, West Yorkshire, WF10
Asking Price: £340,000 Freehold

Council Tax Band: C
EPC Rating: D

THIS IS THE ONE! A fabulous opportunity has arisen to purchase this lovely and deceptively spacious family home. Situated in a great location, this beautiful executive four double bedroom residence sat on a large plot with ample off road parking for multiple vehicles and a large detached garage. Viewing is a must! Call Reeds Rains NOW. Council Tax Band C

Main Description
We are pleased to offer to the market this deceptively spacious fantastic four double bedroom detached dormer bungalow, a perfect family home that combines luxury and comfort. Renovated and extended in recent years, this property boasts modern updates while retaining its charm. Ideal for entertaining guests or enjoying family time. The expansive living area is bathed in natural light, creating a warm and inviting atmosphere. Situated in a sought after location with substantial gardens and having local amenities, excellent commuter links and good schools close by. This stunning home really does command your attention at first sight. The property comprises to the ground floor of an entrance hallway, lounge/diner, kitchen, two bedrooms and shower room. The first floor has a further two double bedrooms and shower room. The garden to the front is enclosed with off road parking and a side driveway and garage. The rear garden is substantial. This home deserves to be viewed internally.

GROUND FLOOR

Entrance Hall
A double glazed door opens from the front aspect, stairs lead to the first floor landing and a single glazed door leads to the lounge/diner.

Lounge/Diner
10'11" (3.33) maximum x 24'3" (7.4) into bay
A feature exposed brick open chimney breast with an electric fire inset. Part panelled walls, two central heating radiators, a window

Bedroom Two
7'11" x 11'5" (2.41m x 3.48m)
Laminate flooring, a central heating radiator and a window overlooks the rear aspect.

FIRST FLOOR

overlooks the side aspect and a bay window overlooks the front. Single glazed doors open to the kitchen and inner hall.

Kitchen
11'9" x 8'10" maximum (3.58m x 2.7m maximum)
Fitted three years ago with a range of wall and base units all with pull out internal shelving, laminate work top surfaces with matching splash backs and an integral stainless steel sink with a chrome effect mixer tap inset. A stainless steel electric oven and microwave, induction hob with a cooker hood over. An integral dishwasher and washing machine and an integral space for a fridge freezer. A kickboard heater, a window overlooks the rear aspect and a double glazed door opens to the side.

Inner Hall
A storage cupboard and doors lead to two bedrooms and a shower room.

Shower Room
5'8" (1.73) x 7'6" (2.29) maximum
Comprises of a low level WC, a vanity wash basin with a mixer tap inset and a shower cubicle with a mains shower and rain fall head attachment over. Panelled walls, a heated towel rail and a window overlooks the rear aspect.

Bedroom One
8'11" (2.72) to wardrobes x 10'11" (3.33)
Fitted wardrobes to one wall, a central heating radiator and a window overlooks the front aspect.

A wooden floor and doors lead to the bedrooms and shower room.

Bedroom Three
10'11" (3.33) maximum x 10'10" (3.3) to cupboards
With storage in the eves, a wooden floor, a central heating radiator and a window overlooks the rear aspect.

Shower Room
5'10" x 3'11" (1.78m x 1.2m)
Comprises of a low level WC, a wall mounted wash basin and a shower cubicle with a chrome effect mains shower over. Tiled walls, a tiled floor, spotlights, a heated towel rail and a window overlooks the rear aspect.

Bedroom Four
10'11" (3.33) maximum x 10'10" (3.3) to cupboards
With storage in the eves, a wooden floor, a central heating radiator and a window overlooks the rear aspect.

Exterior
The front garden is enclosed by a decorative wall with railings and has off road parking. To the side of the property is a driveway which leads to a detached garage with has power and lighting. The rear garden is substantial and is laid to lawn with paved patios, mature shrubs, planted areas and an outdoor tap.

Agents Notes
Re pointed 4 years ago.
Kitchen fitted 3 years ago.
External doors, windows and garage door were all fitted 18 months ago.

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.



For full EPC please contact the branch.



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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk