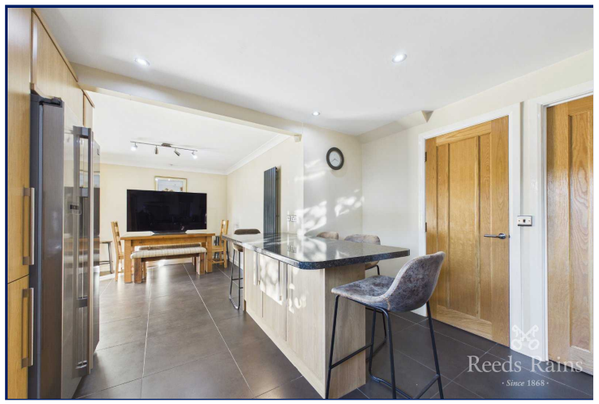


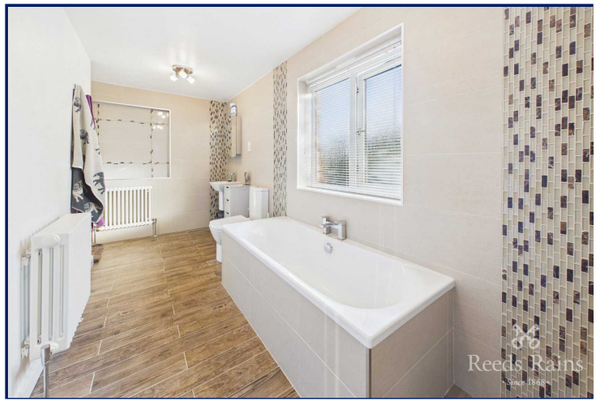


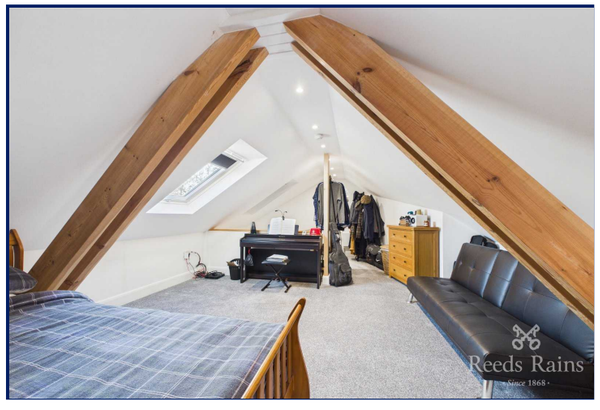












Pasture Way, Castleford, West Yorkshire, WF10

Asking Price: £430,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Pasture Way, Castleford, West Yorkshire, WF10

Asking Price: £430,000 Freehold

Council Tax Band: E
EPC Rating: C

SIMPLY BEAUTIFUL! Superb quality throughout! A spacious 5 DOUBLE BEDROOM property with TWO EXTENSIONS & A LOFT CONVERSION. Occupying a GREAT spot on this popular development with easy access to the motorway networks. Don't miss out, call Reeds Rains NOW to book your viewing. Council Tax band E

Main Description
A fantastic opportunity to purchase an outstanding five bedroom detached house that has been extended three times, an orangery to the rear, an extension over the garage and a full loft conversion. Occupying a great spot on this popular development. The property has been tastefully improved in recent years which now provides a wealth of homely space both inside and out. The property has a gas central heating system and double glazing. The accommodation comprises of a front entrance hall, cloakroom, lounge, fitted modern dining kitchen, utility room, orangery, five double bedrooms (main with en-suite) and a superb sized house bathroom. The front of the property is enclosed with a driveway offering ample off road parking and a double garage. The rear garden is enclosed, laid to lawn with paved and decked patios and summer house. With great access to motorway, train and bus networks, Xscape and many other local amenities and close to good/outstanding OFSTED schools for all ages. Viewing is a must to appreciate the quality and space of this property.

GROUND FLOOR

Entrance Hallway
A double glazed composite door with two side windows opens from the front aspect, a tiled floor with under floor heating, spotlights and a central heating radiator. Stairs lead to the first floor landing and to the bedroom extension above the double garage and doors lead to the cloakroom, lounge and dining kitchen.

Cloakroom
2'8" x 5'11" (0.81m x 1.8m)
Comprises of a low level WC and a wall mounted wash basin with a chrome effect mixer tap inset. Part tiled walls, a tiled floor with under floor heating, an extractor fan and a central heating radiator.

Lounge
11'11" x 16'5" (3.63m x 5m)
Tiled flooring with under floor heating, a central heating radiator and a window with fitted shutters overlooks the front aspect.

Dining Kitchen
23'8" (7.21) x 12'1" (3.68) narrowing to 8'9" (2.67)
Fitted with a range of wall and base units, a roll edge work surface with matching breakfast bar, tiled splash backs and a stainless steel 1 ½ bowl sink with a chrome effect mixer tap inset. A stainless steel double electric oven, 5 ring gas hob and a cooker hood over. Plumbing for a dish washer, integral space for a fridge freezer, a kickboard heater, a tiled floor, spotlights, a feature radiator and windows overlook the side and the rear aspects. A door leads to the utility room and an opening leads to the orangery.

Utility Room
5'6" x 5'3" (1.68m x 1.6m)
Fitted with a range of wall and base units, a roll edge work surface with tiled splash backs. Plumbing for a washing machine, space for a dryer, a tiled floor, spotlights, an extractor fan and a double glazed composite door opens to the side aspect.

Orangery
11'3" x 8'8" (3.43m x 2.64m)
With a tiled floor, spotlights, a skylight window to the ceiling and a window and double glazed French door open to the rear aspect.

FIRST FLOOR

Bedroom Two Extension
15'8" (4.78) (Into eves) x 25'3" (7.7) (Max)
This wonderful additional space has spotlights, wall mounted heaters and two skylight windows with integral blinds overlooking the side aspect.

Landing
Doors lead to the bedrooms and bathroom and stairs lead to the second floor landing.

Bedroom Three
12'1" x 13'5" (3.68m x 4.1m)
An intergrated wardrobe, two central heating radiators and two windows overlook the rear aspect.

Bedroom Four
14'7" x 8'10" (4.45m x 2.7m)
Fitted wardrobes and a built in desk, a central heating radiator and a window overlooks the front aspect.

Bedroom Five
8'10" x 11'10" (2.7m x 3.6m)
A central heating radiator and a window overlooks the rear aspect.

Bathroom
11'3" (Max) x 15'1" (3.43m (Max) x 4.6m)
A fantastic sized bathroom comprising of a low level WC, a wall mounted wash basin with a chrome effect mixer tap inset, a shower cubicle with a chrome effect mains shower with rain fall head attachment and a rectangular bath with with a chrome effect mixer tap inset. Tiled walls and a tiled floor, two feature radiators and a window overlooks the side aspect.

Landing
A skylight window overlooks the side aspect and a door opens to the bedroom.

Bedroom One
13'5" (4.1) (To Wardrobes) x 15' (4.57)
Fitted wardrobes to one wall, four skylight windows overlook the rear aspect and a door leads to the en-suite.

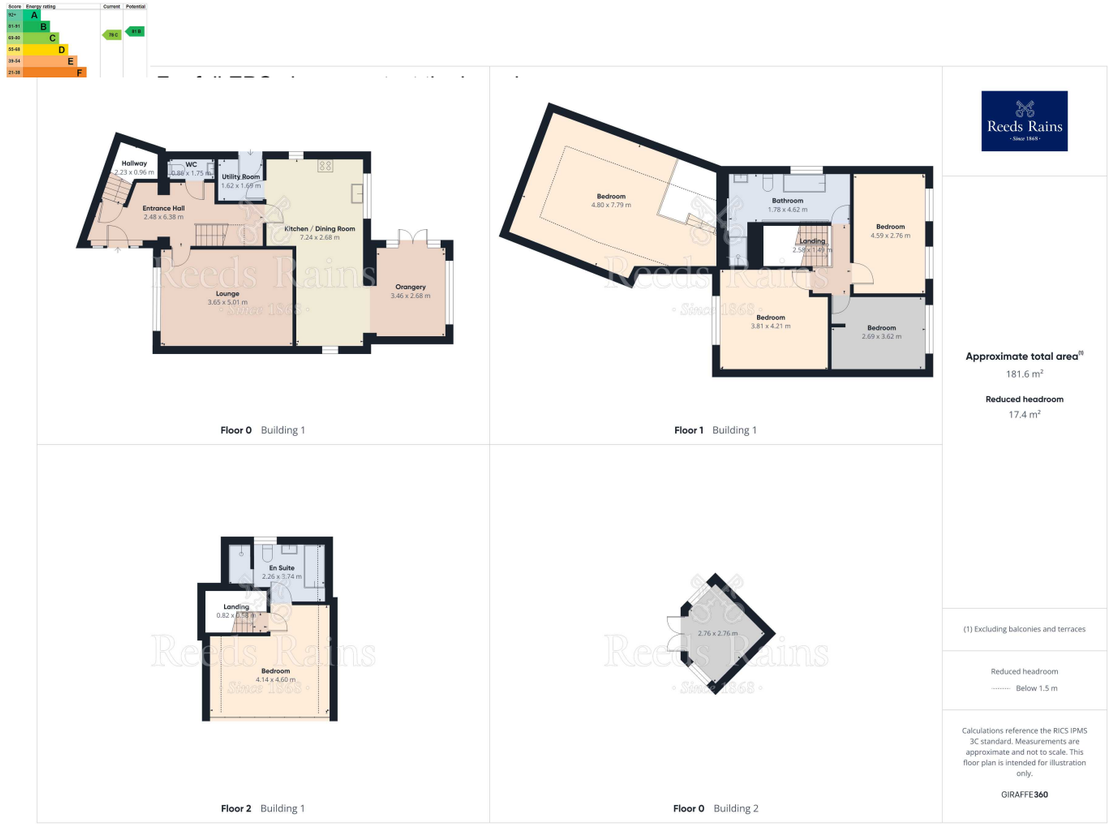
En-Suite
7'3" x 12'2" (Max) (2.2m x 3.7m (Max))
Comprises of a low level WC and a wall mounted vanity wash basin with a chrome effect mixer tap inset. A shower cubicle with a chrome effect mains shower inset and a rectangular bath with a chrome effect tap and mains shower over. A chrome effect heated towel rail, under floor heating, a skylight window to the ceiling and a window overlooks the side aspect.

Exterior
The front of the property is enclosed, laid with block paving offering ample off road parking which leads to a double garage that has power, lighting and and an electric door. The rear garden is enclosed, laid to lawn with a paved patio, decked patio, mature shrubs and summer house that has power and lighting.

Agents Notes
The underfloor heating is controlled by a mobile phone if needed.

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.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.
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