



 **3**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



Tudor Sales and Lettings are pleased to present for sale this show house quality three bedroomed semi detached house situated opposite playing fields. This property is close to local amenities including ASDA superstore and Xscape leisure center as well as having easy links major arterial roads.

The Accommodation comprises of in brief, Hallway, Kitchen/Diner, WC, and living room to the ground floor and three bedrooms, one with en-suite and house bathroom to the first floor

This property is sure to attract a lot of interest due to the exceptional condition both inside and out so book a viewing straight away to avoid disappointment

Living Room 14' 2" x 10' 5" (4.32m x 3.17m)

Generously proportioned living room with French style patio doors leading to the garden. Two centrally heated radiators. Sliding doors to kitchen

Kitchen/Diner 16' 3" x 8' 0" (4.95m x 2.44m)

Modern kitchen with a range of wall and base units and integrated appliances comprising of fridge freezer, oven with hob and extractor fan over and sink with mixer tap. Tiled splashback and double glazed window. Space for dining table if required

WC

Conveniently situated under the stairs is this WC with white low flush WC and hand basin. Centrally heated radiator

Bedroom 1 10' 7" x 10' 6" (3.23m x 3.20m)

Double bedroom with built in wardrobes, Double glazed window and centrally heated radiator.

en suite

En-suite shower room with white three piece bathroom suite comprising of hand basin, low flush wc and shower tray with surrounding unit.

Bedroom 2 10' 5" x 7' 8" (3.17m x 2.34m)

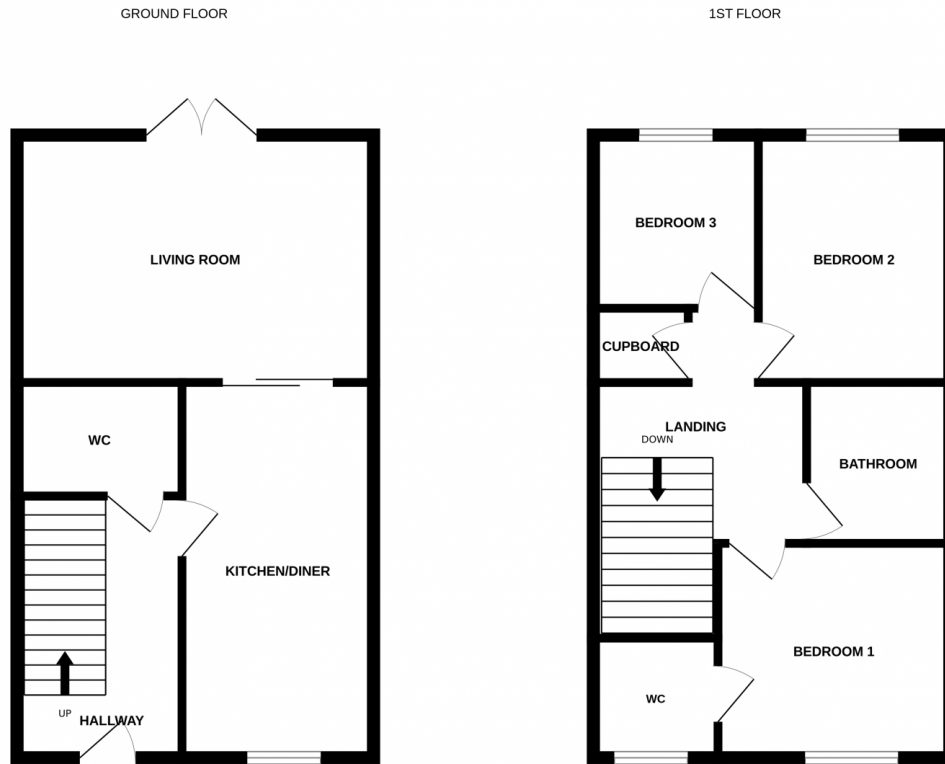
Double bedroom with double glazed window and centrally heated radiator

Bedroom 3 7' 1" x 6' 4" (2.16m x 1.93m)

Single bedroom with double glazed window and centrally heated radiator

Bathroom 7' 8" x 5' 7" (2.34m x 1.70m)

Complete with white three piece bathroom suite comprising of low flush WC, hand basin and bath with shower over and screen. Centrally heated towel rail and extractor fan.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Fallbrook Road, Castleford

