



Lumley Gardens, Castleford, West Yorkshire

NO CHAIN and vacant possession | Modern bathroom | Study / Playroom / 4th Bedroom* | En-suite facilities | Plenty of parking | Great for Commuters | Close to Amenities | Large bedrooms

3/4 Bedroom Detached House | Asking Price: £244,995

Rosedale
& Jones 

Lumley Gardens, Castleford, West Yorkshire

DESCRIPTION

NO CHAIN. Spacious accommodation, good parking and a large garden. ready to move in.

Key Features

- NO CHAIN and vacant possession
- Modern bathroom
- Study / playroom / fourth bedroom*
- En-suite facilities
- Plenty of parking
- Great for commuters
- Close to amenities
- Large bedrooms



LOCATION

This property is situated just outside of Castleford Town Centre where you can find a range of supermarkets, bars and restaurants to keep you entertained. The local commuter links are fantastic, taking you directly into Leeds and Wakefield if needed. Xscape and the Junction 32 Shopping Centre are both a short drive away and with easy access to the M62, A1 and M1 motorway networks you can visit most places across the North of England for those trips further afield in good time.

EXTERIOR

Front

Very low maintenance, with decorative stone and a 'side by side' driveway with parking for two cars. Integral garage with an up over door which offers some storage capacity.

Rear

A landscaped garden with a large entertainment area which is perfect for a BBQ and some garden furniture to enjoy on those hotter summer days. The garden is enclosed on all sides, catches the sun well and is ideal for pets and/or children. There is also a generous artificial lawn here which is decorated with floral plantations. A storage shed is also included.

INTERIOR - Ground Floor

Entrance Hall

Open and inviting. Double Glazed exterior composite door and a Central Heated radiator, with space for coats and shoes.

Living Room

4.92m x 3.16m

A spacious area large enough to support a range of furniture layouts. Double Glazed windows to the front aspect and Central Heated radiator.

Kitchen / Dining Room

5.24m x 2.34m

The kitchen is an open plan design, a highly desirable and increasingly popular feature of any modern family home. It comes fitted with a range of wall/base units and a 1.5l capacity sink and drainer. Supported appliances include: a fitted electric oven, four gas 'ring' hobs with a fitted extractor fan above, space for a fridge freezer, a washing machine and a dishwasher. Dining space for a four seater table and chairs. Double Glazed French doors leading to the rear garden and Double Glazed windows to the rear aspect. Central Heated radiator.

Study / Playroom / Bedroom Four*

3.29m x 2.38m

With built in storage, this room would make a wonderful playroom or study, which is ideal for those working from home. Alternatively, the space has also been used as a fourth bedroom in the past. Double Glazed window to the side aspect and a Central Heated radiator.

W/C

Features a WC, a wash basin and an extractor fan, with a Central Heated radiator.

INTERIOR - First Floor

Landing

Spacious with access to the loft and a storage cupboard.

Bedroom One

3.67m x 2.93m

A large room which includes fitted sliding wardrobes, drawers and a dressing table. A Central Heated radiator and Double Glazed windows to the front elevation.

En-Suite

A modern design, featuring tiled walls and floors, a walk-in shower with a chrome shower head, a w/c and a wash basin. Central Heated radiator and a 'frosted' Double Glazed window to the front elevation.

Bedroom Two

3.43m x 2.66m

Large enough to support a double bed and some additional furniture, as required. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

Premium quality wall tiling, a w/c, a wash basin and a bathtub. Central Heated radiator and 'frosted' Double Glazed window to the side elevation.

Bedroom Three

2.41m x 2.40m

Another good sized bedroom, large enough to support a double bed and some additional furniture, as required. Central Heated radiator and Double Glazed windows to the rear elevation.

Unique Reference Number

LCLG

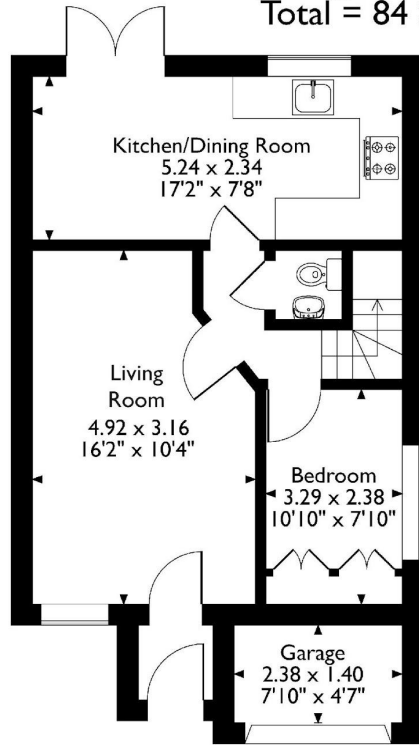
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

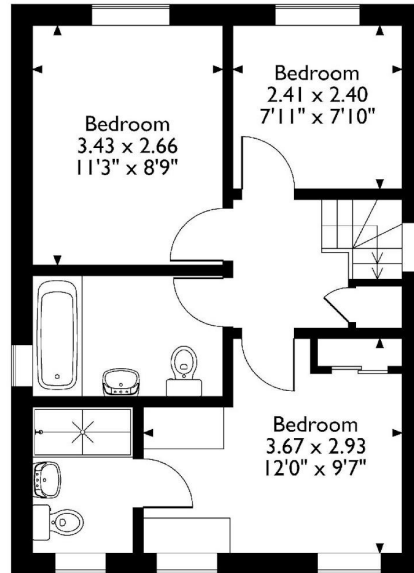
*We have noted that building regulations were applied for relating to the fourth bedroom garage conversion, but is still classified as under construction on the planning portal.



Lumley Gardens, Castleford
 Approximate Gross Internal Area
 Main House = 81 Sq M/867 Sq Ft
 Garage = 3 Sq M/32 Sq Ft
 Total = 84 Sq M/899 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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