



**'Chatelaine', 234 Lower Oxford Street, Castleford, WF10 4AH**



**Guide Price £350,000**



HODSONS



## Property Description

### DESCRIPTION

'Chatelaine' on Lower Oxford Street in Castleford is an outstanding example of Art Deco architecture that has been sympathetically restored and superbly maintained.

Built to the designs of the architects Blenkinsopp & Scratchard in 1934, 'Chatelaine' was commissioned by the physician Dr Innes Pragnell who used it as her home and surgery until the 1950s. The house retains many original features including terrazzo flooring, Japanese oak parquet flooring and sunken black bath with mosaic tiling.

The truly expansive accommodation comprises of, on the first floor, a master bedroom with an attached dressing room and three further double bedrooms. Accommodation on the ground floor includes a living/ dining room, kitchen and a fifth bedroom/ study. On the upper floor, there is a tower room enjoying a panoramic vista over the town and opening out onto a large roof terrace extending to around 100m<sup>2</sup>. The house has off street parking located behind an electric gate. There is a private courtyard style garden to the side and a further enclosed grassed garden area.



The house is located on Lower Oxford Street in Castleford and is well placed for the train and bus station and the shops and services of the town centre. Within 1 mile is Xscape a sport, leisure, dining and shopping complex.

Castleford is perhaps best known as the home of the fashion label Burberry and the birthplace of Henry Moore, whose work features extensively at the nearby Hepworth Gallery and the Yorkshire Sculpture Park located in Wakefield. Wakefield and the nearby city of Leeds are 20 minutes away by car.

#### **ENTRANCE VESTIBULE**

A large vestibule with large double glazed French doors to the front adorned with original decorative wrought iron inserts. Original terrazzo tiling to the floor area. Two cast iron feature radiators. Two period uplighters. Glazed doors open onto the reception hallway.

#### **RECEPTION HALL**

14' 8" x 12' 9" (4.49m x 3.91m) A grand central hallway the focal point of which is a mirrored art deco style fireplace with illuminated art deco clock over. Semi spiral staircase with decorative wrought iron handrail leading to the first floor. Feature cast iron radiators.

#### **GUEST CLOAKROOM/ WC**

Double glazed window. Period wall hung wash basin with vitreous splashback and deco style wall lights over. Low flush wc. Built in cupboard.

#### **LOUNGE**

15' 10" x 14' 9" (4.84m x 4.50m (into bay)) A well proportioned room enjoying lots of natural light from a large double glazed bay window and on a dual aspect a further double glazed picture window. Open plan to a further sitting room with a central division incorporating art deco features. Cast iron feature radiator. Large fully glazed double doors opening onto the reception hall.



#### **SITTING ROOM**

12' 10" x 11' 10" (3.93m x 3.62m) Double glazed French doors with windows to either side open onto the enclosed rear garden. Cast iron multi fuel stove on a slate hearth. Radiators concealed within decorative veneered cabinets. Original swinging door to the kitchen.

#### **KITCHEN/ DINER**

26' 2" x 11' 8" (7.99m x 3.58m) A large open plan kitchen/ diner. Fitted with a comprehensive range of shaker style base and eye level units in a cherry wood style finish. Solid granite worksurfaces incorporating an under worktop one and a half bowl stainless steel sink with mixer tap above. Under cupboard lighting. Space for a range style cooker with gas and electric provision. Cooker hood. Brick pattern tiled splashbacks. Feature porcelain tiled wall. Tiled floor. Housing for American style fridge and freezer. Plumbing for dishwasher. Feature cast iron radiator.



#### **SIDE HALLWAY**

Frosted glazed door to the kitchen. Double glazed window. Door onto the sun terrace.



#### **BOILER ROOM/ UTILITY**

Sliding double glazed window to the garden. Tiled flooring.

#### **STUDY/ BEDROOM 5**

12' 10" x 9' 10" (3.92m x 3.01m) Large double glazed window. Radiator.

#### **BATHROOM**

12' 10" x 10' 10" (3.92m x 3.31m) Frosted double glazed window overlooking the sun terrace. The spacious bathroom boasts a large bath with granite surround, large walk in wet room with his and hers chrome showers, built in vanity unit with matching his and hers sinks, granite top and upstands. Extractor fan. Tiled floor with underfloor heating. Radiator.

#### **LANDING**

27' 5" x 12' 9" (8.37m x 3.91m) A large landing area providing access to the principal bedrooms and bathroom. To the front of the room double glazed French doors open onto a balcony with feature metalwork balustrade. Two double glazed windows. Original high gloss parquet flooring. Two feature cast iron radiators. Stairs to the tower room.

#### **MASTER BEDROOM**

15' 10" x 14' 9" (4.85m x 4.52m) A large master bedroom enjoying lots of natural light from the large walk in double glazed window and double glazed picture window. Original parquet flooring. Wall hung vanity wash basin with mixer tap. Cast iron radiator.



#### **BEDROOM 2**

14' 5" x 11' 10" (4.41m x 3.63m) to wardrobes. Double glazed window to the side. Sliding door fronted fitted wardrobes to one wall. Vanity wash basin. Inset ceiling spotlights. Original parquet flooring. Feature radiator.

#### **BEDROOM 3**

11' 11" x 12' 10" (3.64m x 3.92m) Two double glazed windows. Air conditioning unit. Cast iron radiator.

#### **BEDROOM 4**

12' 10" x 9' 10" (3.93m x 3.01m) Double glazed window. Archways lead through to a further dressing room. Coving. Cast iron radiator.



#### **DRESSING ROOM**

12' 10" x 8' 4" (3.93m x 2.55m) Double glazed window. Coving. Cast iron radiator. Door to landing.

#### **WC**

Double glazed window. Parquet flooring. Low flush WC.

#### **BATHROOM**

11' 10" x 8' 10" (3.63m x 2.71m) This authentic period bathroom has a step leading to a the large double ended sunken bath. Central to the bath is a superb original wall mounted nickel plated lion head bath filler with a large arched mirror above. Pedestal wash basin and a fitted vanity stand with mirror and lights above. Original mosaic tiling to the walls and floor. Built in linen cupboard. Extractor. Radiator.



## TOWER ROOM

Enjoying panoramic views from the semi-circular glazed front elevation. Parquet flooring. Door and window overlook the roof terrace. Air conditioning unit.

## OUTSIDE

A sliding electric gate opens onto a large driveway parking area. To the rear of the driveway there is a private and secure courtyard style garden with a southerly rear aspect. This area has a combination of stone finish paving and brick pavers in a herringbone pattern. Established planting and outside lighting. A low rendered boundary wall continues around the front of the property with at the front decorative deco style metal railings. A further lawned garden can be found on the opposite side of the property with a high degree of privacy being set behind a high and established hedge. A sun terrace with feature arched pillars and terrazzo floor is positioned to enjoy the morning sun.

## TENURE

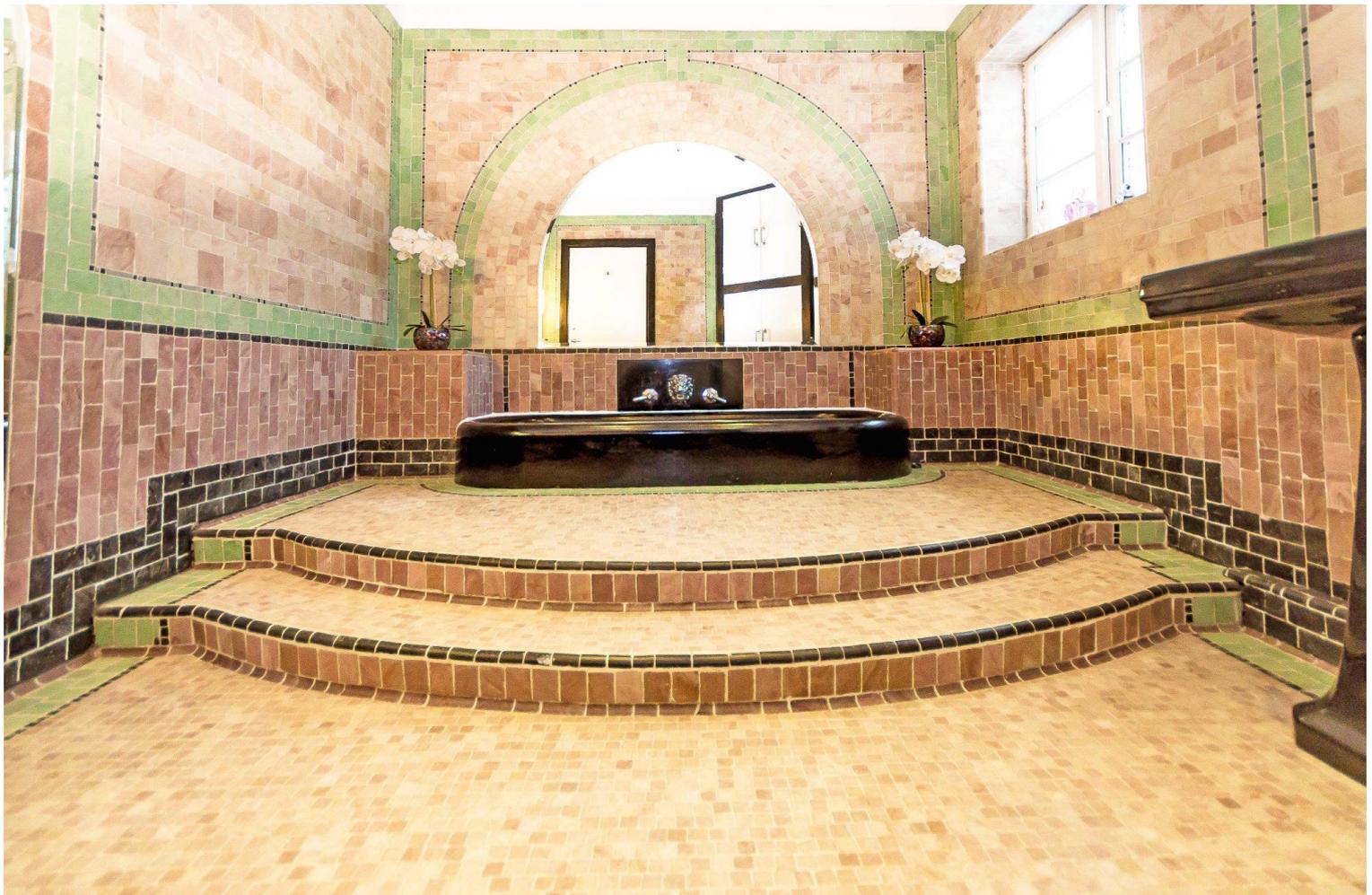
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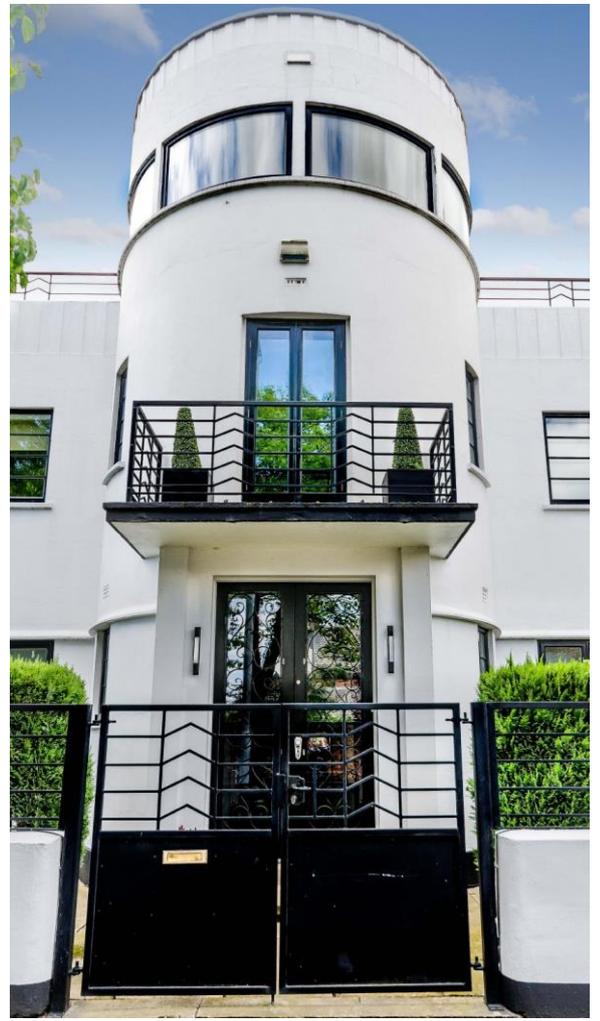
## COUNCIL TAX

WMDC property band A.

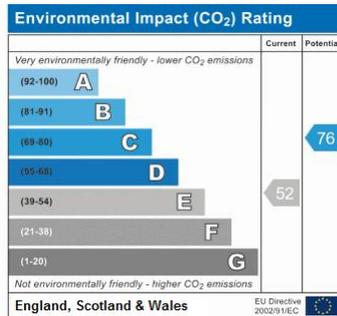
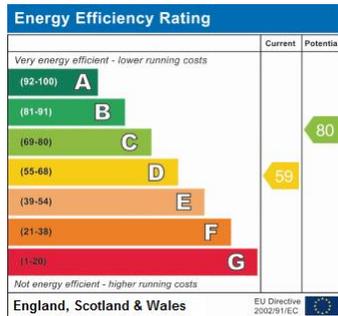
## AGENTS NOTES

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# Floorplan



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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