



Amberwood Avenue, Castleford, WF10

£245,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

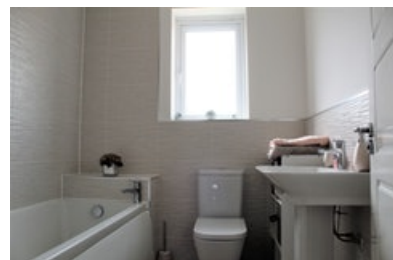
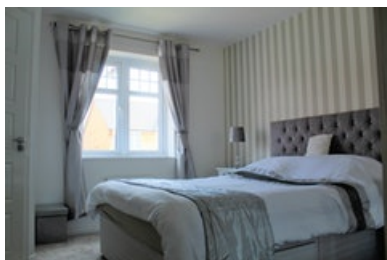
RECENTLY REDUCED this immaculate 4 bed detached family home in the new popular development of Glasshoughton close to local shops, amenities and easy access to the motorway network - MOTIVATED VENDOR this property needs to be VIEWED INTERNALLY TO TRULY SEE THE FANTASTIC VALUE FOR MONEY!

Key features:

- Four Double Bedrooms
- Master En-Suite
- Open Plan Kitchen/Diner
- Downstairs W/C
- Family Bathroom
- Utility Room
- A VERY MOTIVATED VENDOR
- RECENTLY REDUCED
- INTERNAL VIEWING HIGHLY RECOMMEND

Extra info:

- **Property Age:** 4 years
- **Council Tax:** Band D (£1669.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



The property briefly comprises; entrance hall to first floor stairs, living room, reception room. Spacious open plan kitchen/diner, utility room, downstairs w/c. To the first floor are four bedrooms, all being doubles. The master bedroom benefits from an en-suite. Externally, the property has a private driveway and detached single garage. To the rear of the property is a spacious family garden on two levels mainly laid to lawn and includes a patio area.

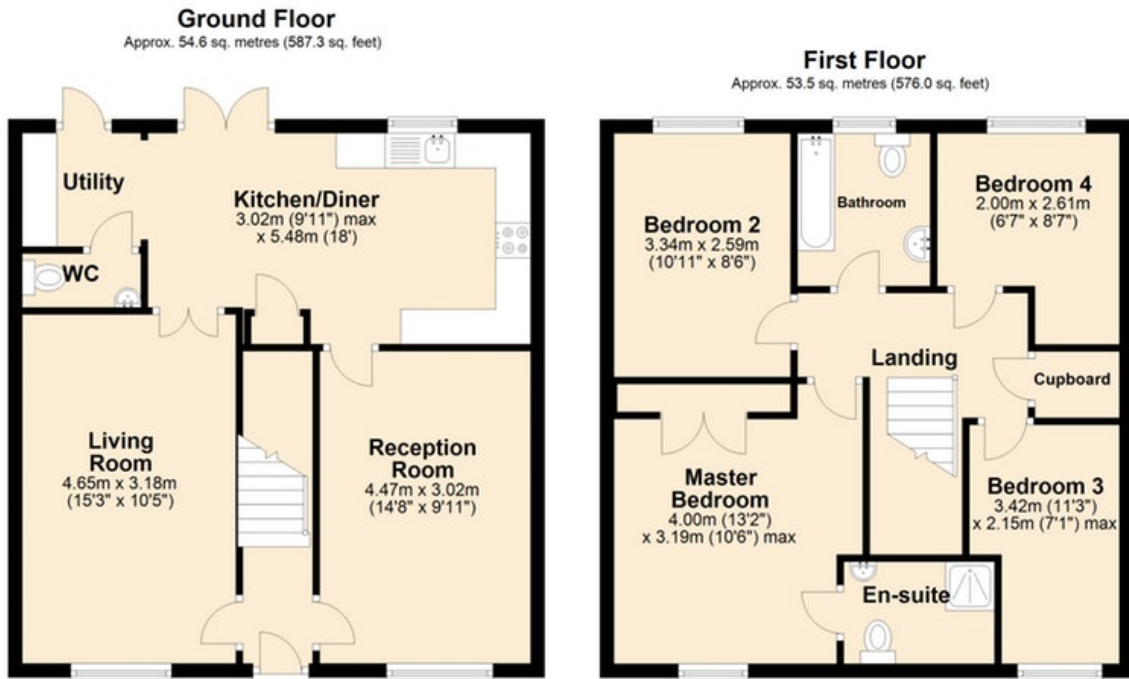
Internally, the property benefits from uPVC double glazing and uPVC doors. The entrance hall provides stairs to the first floor and doors leading to the living on the left with double doors leading to the kitchen/diner. To the right of the entrance is the spacious reception room providing an additional for relaxing or entertaining, a door provides access to the kitchen/diner. Moving through to the superb kitchen/diner, immaculately presented with a range of modern wall and base units, integrated oven and gas hob, dishwasher and fridge freezer, washbasin with drainer and mixer tap complete the kitchen area. To the side of the dining area is a utility room with space for a washing machine and also the downstairs w/c comprising; low flush w/c and pedestal hand washbasin. French doors provide access to the rear garden.

To the first floor, the landing provides access to the master bedroom with views to the front aspect, benefiting from fitted wardrobes and en-suite consisting of; low flush w/c, pedestal hand wash basin and separate shower cubicle. Moving through the landing is double bedroom two with views to the rear aspect. Leading on through the landing is the family bathroom comprising; part tiled walls, panelled bath, low flush w/c and hand washbasin. Bedroom four which is a single has views to the rear aspect. Completing the first floor is bedroom three which is a double with views to the front aspect.

Externally, the front of the property the garden is laid to lawn with a private driveway for two cars and a detached single garage. To the rear of the property is the spacious split level family garden, mainly laid to lawn with a patio area allowing for outside dining and entertaining.

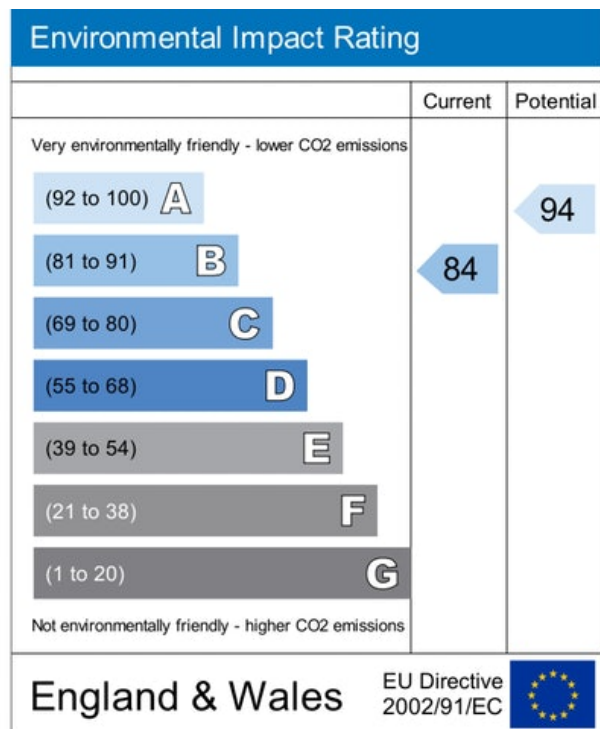
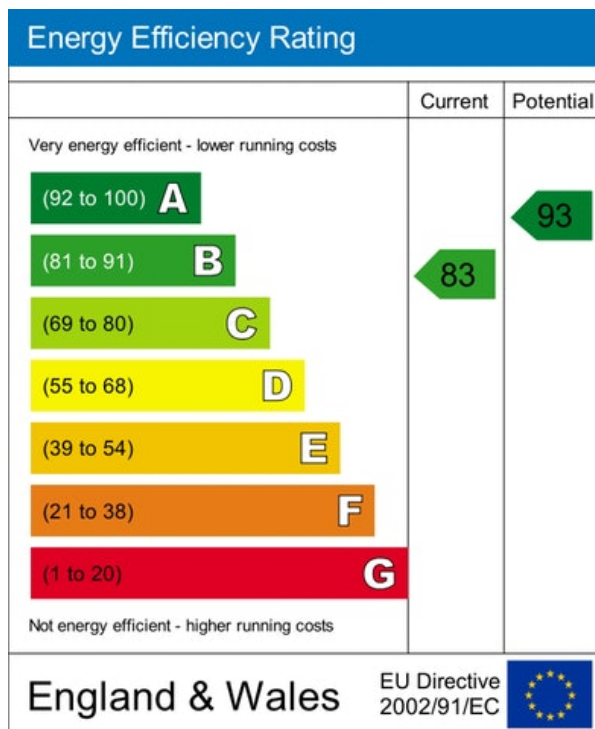
Viewing of this outstanding property is highly recommended to appreciate what is on offer.

Floor plan:



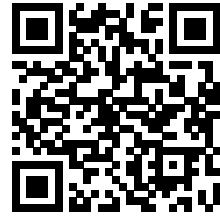
Total area: approx. 108.1 sq. metres (1163.3 sq. feet)

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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