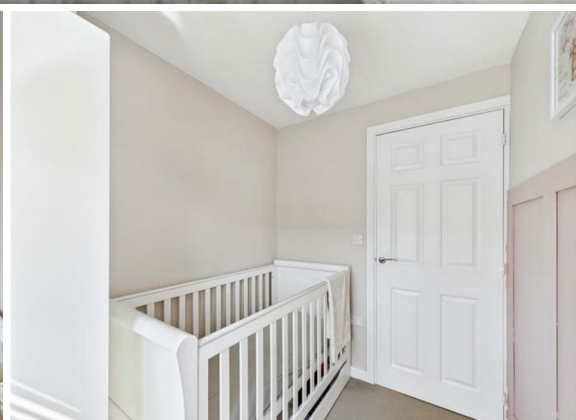




3 Bed  
House - Semi-  
Detached  
located in  
Castleford  
Guide Price £195,000



Elm View  
Castleford  
WF10 5QY

Immaculate Throughout - Beautifully Presented - Three Bedroom Semi - En-Suite To Master - Tucked Away - Cul - De - Sac Location - close to local amenities - off street parking

Logic Real Estate are delighted to bring to market this three bedroom semi detached house on this modern development close to local amenities including shops, schools and motorway links for those wishing to commute. The property is well appointed throughout and briefly comprises entrance hall, living room, open plan kitchen/dining room and downstairs w.c. to complete the ground floor. To the first floor, off the landing there are three bedrooms and the mains house bathroom/w.c. The main bedroom has a en suite shower room/w.c. Externally, there are gardens to the rear, the rear being enclosed and child-friendly Tandem parking spaces for two cars. Ideally suited to the professional couple or family buyer and an early viewing comes highly recommended to appreciate the accommodation on offer.

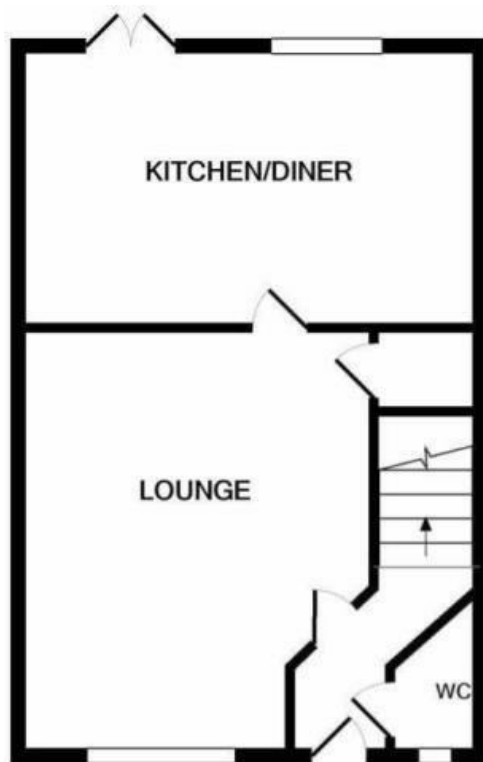
**ACCOMMODATION**  
**ENTRANCE HALL** Double glazed front entrance door leading into the entrance hall. Central heating radiator, staircase to the first floor landing and doors to the downstairs w.c. and living room.  
**LIVING ROOM** 14' 2 x 12' 0 (4.32m x 3.66m) UPVC double glazed window, T.V. and telephone points, understairs storage cupboard, central heating radiator and door to the kitchen/dining room.  
**KITCHEN/DINING ROOM** 15' 4 x 8' 9 (4.67m x 2.67m) A range of high and low level high gloss modern kitchen units with laminate work surface and an inset 1.5 bowl sink and drainer. Plumbing for a washing machine and dishwasher, space for a fridge/freezer, integral electric oven, four ring gas hob, stainless steel splash back and extracting filter hood. Cupboard housing the boiler, central heating radiator, UPVC double glazed window to the rear and UPVC double glazed French doors to the rear garden.  
**DOWNSTAIRS W.C.** 5' 4 x 2' 11 (1.63m x 0.89m) Low level flush w.c. and corner wash hand basin. UPVC double glazed window to the front and central heating radiator.  
**FIRST FLOOR LANDING** Doors to three bedrooms and the main house bathroom/w.c. Access to the loft for additional storage. Further airing/storage cupboard.  
**BEDROOM ONE** 11' 9 x 9' 6 (3.58m x

2.9m) max UPVC double glazed window to the front overlooking neighbouring fields, central heating radiator and overstairs storage cupboard. Door to the en suite shower room/w.c.  
**EN SUITE SHOWER ROOM/W.C.** 6' 3 x 5' 4 (1.91m x 1.63m) Shower cubicle with mains feed shower and tiling to the walls, low level flush w.c. and wash hand basin with tiled splash back. Central heating radiator and UPVC double glazed window to the front.  
**BEDROOM TWO** 9' 2 x 7' 6 (2.79m x 2.29m) UPVC double glazed window to the rear, central heating radiator and T.V. point.  
**BEDROOM THREE** 7' 7 x 5' 9 (2.31m x 1.75m) UPVC double glazed window to the rear, central heating radiator.  
**HOUSE BATHROOM/W.C.** 6' 0 x 5' 11 (1.83m x 1.8m) Bath with tiled splash back, wash hand basin and tiled splash back, low level flush w.c. and UPVC double glazed window to the side. Extractor fan and central heating radiator.  
**OUTSIDE** There is a pathway to the entrance door and to the rear, there is a private, secure, child-friendly rear garden, primarily laid to paving with lawn, fenced boundaries.

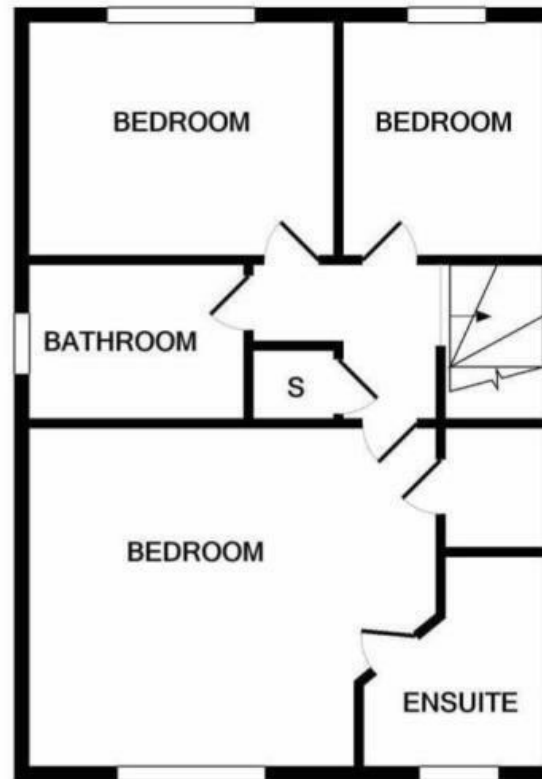






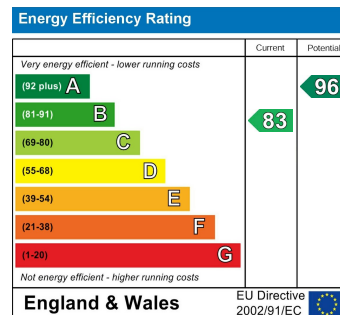


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2020



#### CONTACT

148 Southgate  
Pontefract  
West Yorkshire  
WF8 1QT

E: [info@logicrealestate.co.uk](mailto:info@logicrealestate.co.uk)  
T: 01977 700595

**LOGIC**  
REAL ESTATE