



4 Bed
House - Semi-
Detached
located in
Castleford
Offers In The Region Of
£295,000



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REAL ESTATE

Haydock Avenue
Castleford
WF10 5ZH

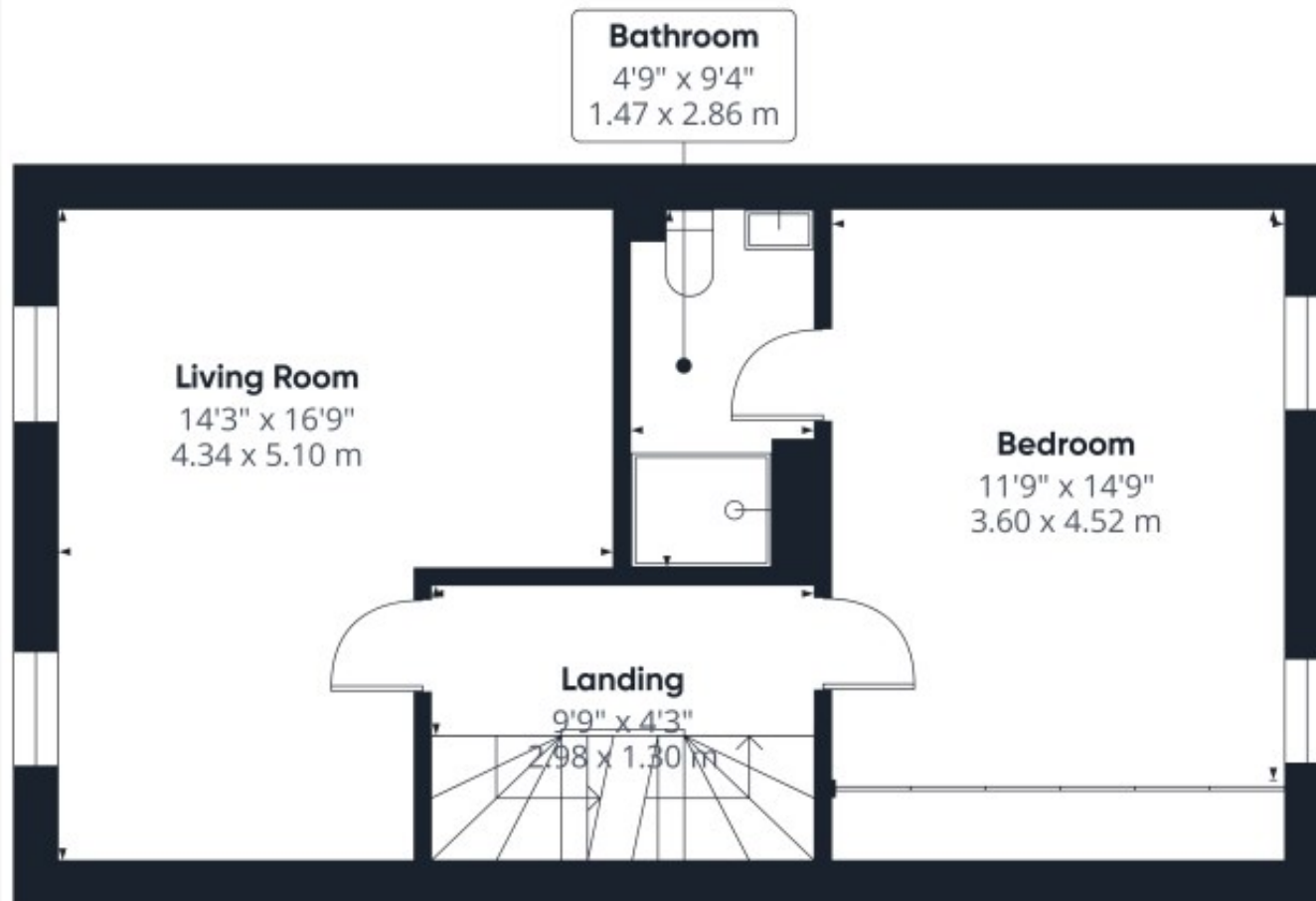


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This modern semi-detached home is a stunning, three-level property that combines contemporary style with practical design. Boasting four bedrooms, it offers ample space for family living or entertaining guests. The home is exceptionally well-presented throughout, with high-quality finishes and tasteful decor in every room. On the ground floor a modern kitchen/dining area featuring built in appliances and plenty of storage with integral access into the garage which has been partly converted into a gym. The kitchen provides seamless access to the landscaped garden, which is perfect for relaxing, dining, or hosting gatherings. Additionally there is a downstairs toilet. The upper floor has a lounge and house the generously-sized bedrooms, including two of the four bedrooms having en-suite facilities. The additional bedrooms are ideal for children, guests, or use as a home office. A well-appointed family bathroom and additional storage options complete the upper levels. Externally, the home benefits from a driveway, providing convenient parking, and a garage for extra storage or vehicle space. The landscaped garden is designed for minimal maintenance while offering year-round beauty. Located in a sought-after area, this property enjoys excellent commuter links to nearby towns and cities, making it ideal for professionals and families alike. The neighborhood is renowned for its close by amenities, walks and friendly community atmosphere. This home is in move-in condition and combines modern convenience with stylish living. Early viewing is highly recommended, as properties like this are rarely available for long! Entrance Hallway Composite front entrance door leading into a well-presented hallway with a storage cupboard. central heating radiator. Stairs to first floor and doors to WC, kitchen diner. The flooring is laid with tiles. Heating thermostat for zone 1. WC WC and wash hand basin with mixer tap and complementary tiled

splashback. Central heating radiator and tiled floor. Kitchen Dining Room Modern fitted kitchen comprising wall, base and drawer units. Integral appliances include fridge freezer, dishwasher, washing machine, wine cooler. induction hob and oven. Tiled splashback. Laminate worksurfaces and stainless-steel sink drainer and mixer tap. Central heating tall designer radiator, spotlights to the ceiling, tiling to the floor and UPVC double glazed doors to the rear elevation. Door into the garage conversion. Garage Conversion/Gym Storage room with electric and lights which could be converted back into a garage if desired. first floor Lounge UPVC double glazed windows to the front elevation, gas central heating radiator. Bedroom Two Double sized bedroom with central heating radiator and two UPVC double glazed windows to the rear elevation. Fitted sliding mirror wardrobes. Door to en suite. En suite En Suite Bathroom WC, wash hand basin and mixer tap with shower cubicle with a two tier rainfall shower. Tiled walls and floor, central heating radiator and spotlights to the ceiling. second floor Family Bathroom White three-piece suite comprising WC, wash hand basin and bath both having mixer taps, with a shower and screen over bath. Central heating radiator, part tiled walls, tiled flooring and spotlights to ceiling. Bedroom Three Gas central heating radiator and a UPVC double glazed windows to the rear elevation. Bedroom Four gas central heating radiator and a double-glazed window to rear aspect. Bedroom One Generous double bedroom with central heating radiator, two UPVC double glazed windows looking onto the front elevation. Fitted wardrobes with sliding doors. Door to en suite. Heating thermostat for zone 2. En Suite Bathroom WC, wash hand basin and mixer tap with shower cubicle with a two tier rainfall shower. Tiled walls and floor, central heating radiator and spotlights to the ceiling. Externally Garage Up and over door with electric and lighting. Outside To the front of the property is a pathway leading to front door and a driveway. Rear garden with a patio area, lawned garden and side gate.





Approximate total area⁽¹⁾
486 ft²
45.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360

Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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