



4 Bed
House - Detached
located in
Castleford

£390,000



LOGIC
REAL ESTATE

Fryston Road
Castleford
WF10 2PX



Logic Real Estate are excited to bring to the market this stunning detached family home. This stylish property is filled with character and offers a perfect blend of space and comfort. To the first floor, the property boasts two large, inviting reception rooms, ideal for family time and entertaining. The second living room also offers versatility and could be used as a cinema room, study, or playroom. The farmhouse-style kitchen is a large open-plan living space with a dining area and a further cosy seating space. You will also find a spacious utility room and a downstairs WC.

The second floor features four well-proportioned bedrooms and a modern family bathroom, providing ample space for family members or guests. One of the bedrooms is currently used as a walk-in wardrobe. The layout is thoughtfully designed to ensure privacy and comfort, making it an excellent choice for those who value their personal space.

In addition, the property benefits from full planning permission for two semi-detached dwellings, offering an exciting opportunity for development or investment.

With its detached nature, this property offers a sense of independence and tranquillity, set within a friendly neighbourhood. With its generous living space and versatile rooms, it is ready to welcome its new owners to create lasting memories. Don't miss the chance to view this charming property and envision the possibilities it holds for you and your family.

Kitchen / Dining Room

10'8" x 19'8"

The kitchen and living area form a spacious and practical open-plan space. The kitchen is fitted with light blue cabinetry and includes an AGA cooker as a focal point beneath a white ceiling. There is a built-in seating area adjacent to the kitchen, and the stone-tiled floor extends throughout the space, creating a cohesive look. French doors open onto the patio and garden beyond, filling the room with natural light and providing easy outdoor access. The dining room features a charming blend of traditional and contemporary styles, with a wood-burning stove nestled within a brick fireplace adds warmth and character, while large sliding doors open directly onto the patio, flooding the space with natural light and providing easy access to the garden.

Hallway

15'1" x 6'10"

This welcoming hallway is laid with natural stone flooring and framed by white walls. It features a stylish black radiator, a wooden staircase with storage below, white banisters, and a classic chandelier, creating an inviting first impression that offers access to various rooms on the ground floor.

Living Room

13'11" x 10'10"

The first living room is a bright and comfortable space featuring a bay window, a wood-burning stove set into an exposed brick fireplace, and solid oak parquet flooring. The room is tastefully decorated with light walls and classic moulded ceilings.

Living Room Two

11'6" x 17'6"

An inviting second living room with ample space for seating is enhanced by solid oak parquet flooring and painted white walls. It benefits from a stylish built-in drinks cabinet painted in deep navy, fitted with glass shelves and lighting, adding a refined touch to the room.

Utility Room

12'0" x 7'9"

The utility room offers practical space with fitted storage cupboards painted in a muted green shade, wooden worktops, and plumbing for a washer and dryer. Natural light comes through a window and the flooring here is a warm, wood effect porcelain tiles, complementing the kitchen area nearby.

WC

5'6" x 2'5"

The WC is a compact but well-appointed space, featuring white walls and a simple toilet suite. A small window provides natural light and ventilation, complementing the neat layout.

Main Bedroom

13'11" x 10'11"

The main bedroom is a comfortable double room, softly carpeted and decorated in calm neutral tones with white walls and an elegant chandelier. It benefits from a large window providing ample natural light.

Bathroom

9'9" x 6'10"

The bathroom is a bright, modern space with neutral tones throughout. It features a free-standing bathtub, a walk-in shower with a stylish herringbone tiled wall, a sleek white vanity unit with storage, and a toilet. A window allows natural light to flood the room, creating a fresh and airy atmosphere.

Bedroom Two

11'11" x 10'11"

Bedroom Two is a bright and well-proportioned room featuring soft carpeting and light walls. It includes a large window with a radiator beneath.

Bedroom Three

10'10" x 11'8"

Bedroom Three is a more compact double room with soft carpeting and light, neutral walls. A window overlooks the garden, and the room benefits from natural light and a cosy feel.

Bedroom Four / Dressing Room

8'0" x 16'1"

Bedroom Four, also designated as a dressing room, provides a versatile space with solid oak parquet flooring and neutral walls. Fitted wardrobes line one side, with mirrored doors enhancing the light and space within the room.

Rear Garden

This property enjoys a sweeping driveway leading to multiple garages and outbuildings, providing ample parking and storage.

Subject to relevant permissions, the outbuildings could provide additional living spaces, such as a conversion to an Annex or to suit business uses

The rear garden offers a large lawn area bordered by fencing, with paved patios ideal for outdoor furniture and entertaining. Several outbuildings, including a garden shed and a spacious workshop, are neatly positioned around the garden, lending versatility beyond the main house. Mature trees and well-maintained greenery add privacy and a natural touch to the outdoor space.



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Hallway 15'1" x 6'10"

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Living Room 13'11" x 10'10"

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Living Room Two 11'6" x 17'6"

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Utility Room 12'0" x 7'9"

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Bedroom Two 11'11" x 10'11"

Bedroom Two is a bright and well-proportioned room featuring soft carpeting and light walls. It includes a large window with a radiator beneath.

Bedroom Three 10'10" x 11'8"

Bedroom Three is a more compact double room with soft carpeting and light, neutral walls. A window overlooks the garden, and the room benefits from natural light and a cosy feel.

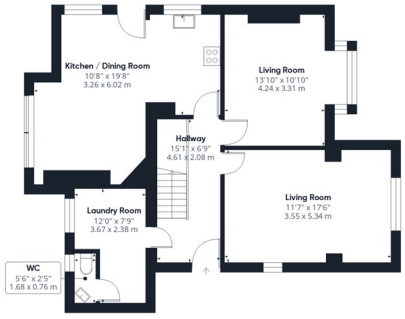
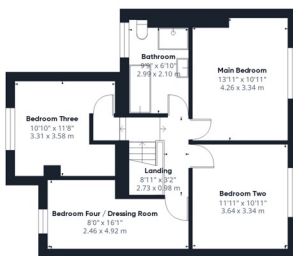
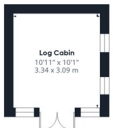
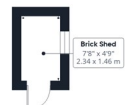
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 Floor 0 Building 1	 Floor 1 Building 1	 Floor 0 Building 2	Approximate total area⁽¹⁾ 2583 ft² 239.9 m² (1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360
 Floor 0 Building 3	 Floor 0 Building 4	 Floor 0 Building 5	
 Floor 0 Building 6			

CONTACT

148 Southgate
Pontefract
West Yorkshire
WF8 1QT

E: info@logicrealestate.co.uk
T: 01977 700595

