



3 Bed
House - Terraced
located in
Castleford

Offers Over £210,000



Craig Hopson Avenue
Castleford
WF10 5UT

Hallway
2'4" x 6'4"
Access to living room. Carpeted throughout. Central heated radiator.

Living Room
13'8" x 12'0"
Access to WC and kitchen. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen
9'3" x 15'4"
Modern range of high and low level kitchen units. Integrated appliances including fridge/freezer, double oven and hob with extractor hood over. French doors leading to the rear. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear of the property.

WC
3'4" x 5'10"
WC with low level flush. Wash hand basin with chrome mixer taps. Extractor fan. Wood effect flooring. Central heated radiator.

Landing
Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Main Bedroom
Access to ensuite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front of the property.

En-Suite
5'8" x 5'6"
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer taps. Shower cubicle with mains feed shower. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the front elevation.

Bedroom Two
10'9" x 8'7"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear of the property.

Bedroom Three
11'6" x 6'6"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear of the property.

Bathroom
6'8" x 5'7"
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer taps. Panel bath with chrome mixer taps. Extractor fan. Wood effect flooring. Central heated radiator.

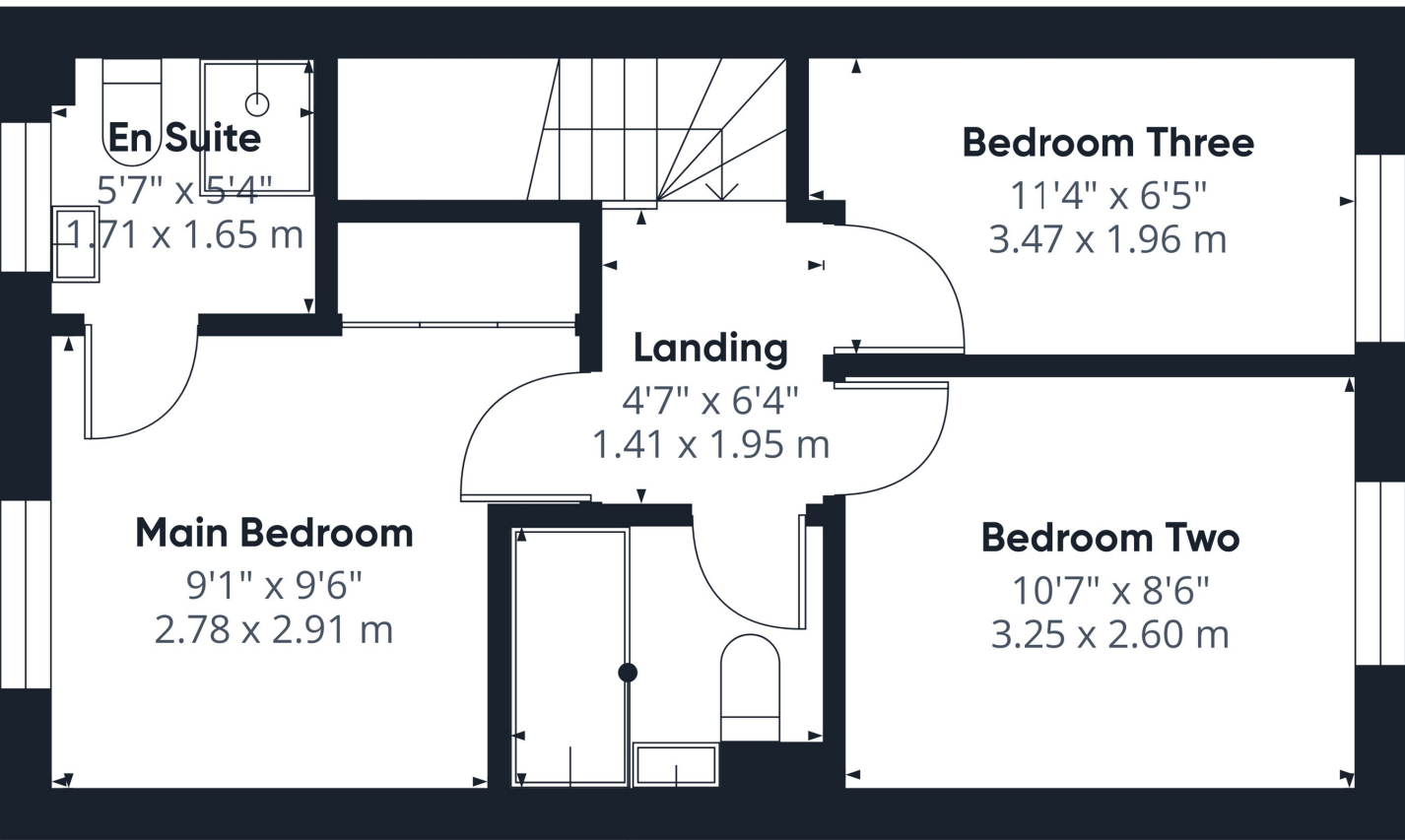
Rear Garden





The rear garden is fully enclosed and predominantly laid to artificial lawn, bordered by a paved patio area that offers an ideal space for outdoor seating and entertaining. The garden benefits from privacy fencing and a tidy, low-maintenance layout, presenting a pleasant outdoor area for relaxation or play.





Floor 1

Approximate total area⁽¹⁾
359 ft²
33.4 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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