



3 Bed  
House - Terraced  
located in  
Castleford

Offers Over £210,000



Craig Hopson Avenue  
Castleford  
WF10 5UT

**\*\*Delightful terraced presenting an excellent opportunity for families and professionals alike\*\*Three well-proportioned bedrooms, offering ample space for comfortable living\*\*No Upward Chain\*\* Stamp Duty Paid\*\***

The layout is thoughtfully designed, featuring a welcoming reception room that serves as the perfect setting for relaxation or entertaining guests.

The terraced house boasts two modern bathrooms, ensuring convenience for all residents. This feature is particularly advantageous for families or those who enjoy hosting visitors. The property is well-maintained and offers a blend of contemporary style and practical living.

Situated in a vibrant community, this home benefits from local amenities, schools, and parks, making it an ideal choice for those seeking a balanced lifestyle. Castleford is known for its friendly atmosphere and accessibility, providing easy transport links to nearby towns and cities.

This terraced house is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest in a property with great potential, this home on Craig Hopson Avenue is certainly worth considering. Do not miss the chance to view this lovely property and envision your future in this welcoming space.

Welcome to this beautifully presented three-bedroom, two-bathroom terraced house situated in Craig Hopson Avenue in Castleford. Offering a modern layout across two floors, this home is perfect for families, first-time buyers, or anyone looking for spacious and contemporary living close to local amenities and transport links.

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

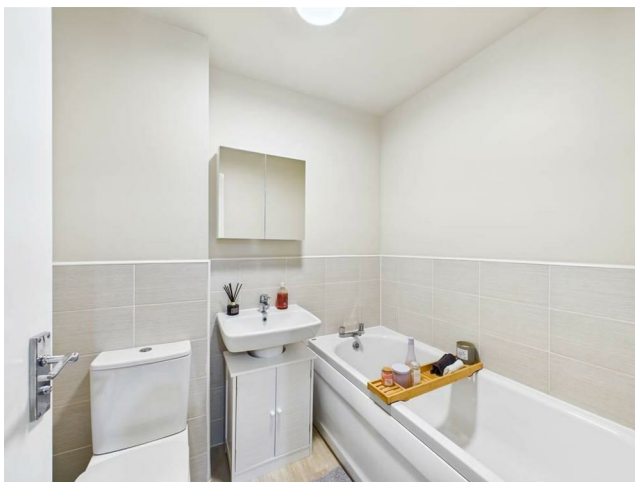
6'8" x 5'7"

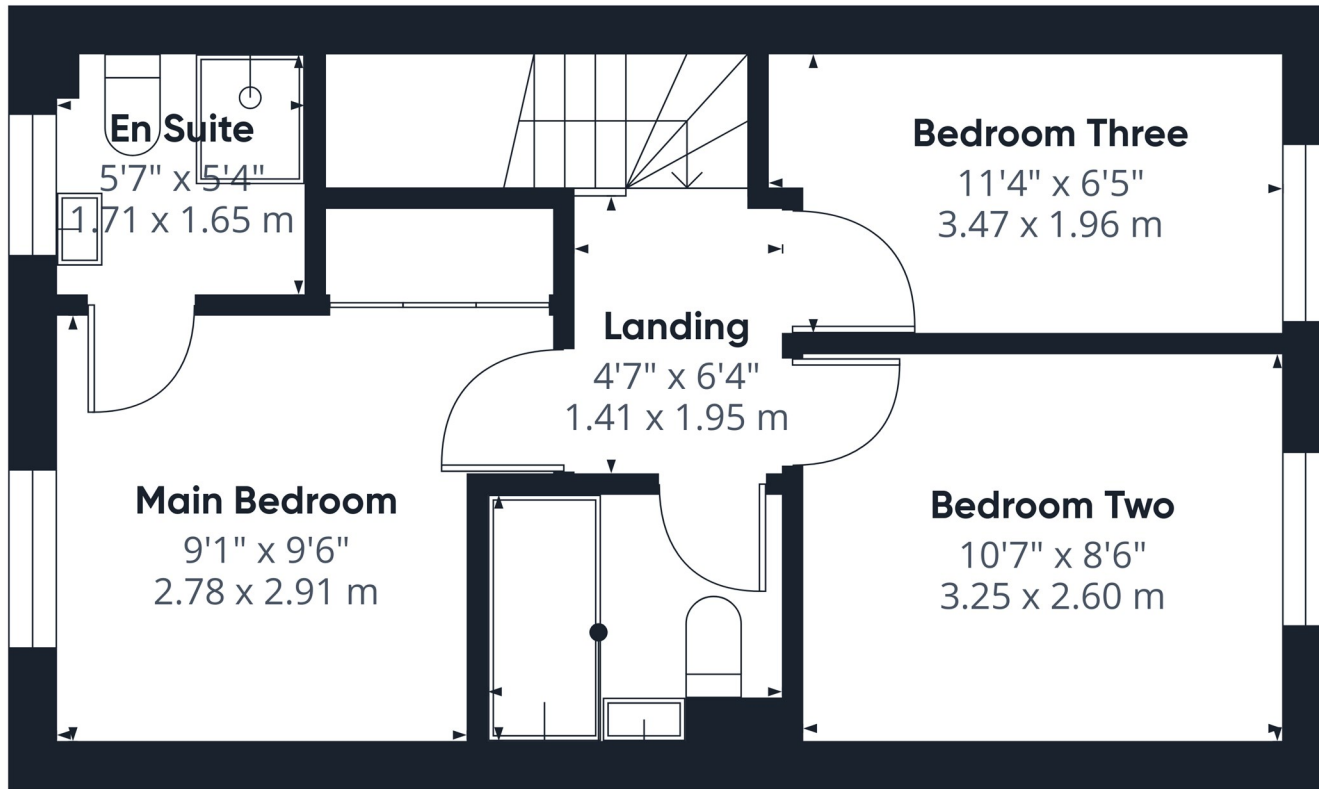
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer taps. Panel bath with chrome mixer taps. Extractor fan. Wood effect flooring. Central heated radiator.

### 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.

With its generous accommodation, private garden, and convenient location. Don't miss the opportunity to make this modern terraced house your new home - contact our team today to arrange a viewing.





Approximate total area<sup>(1)</sup>  
359 ft<sup>2</sup>  
33.4 m<sup>2</sup>

(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 1

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

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