

enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	83	
(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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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Craig Hopson Avenue, Castleford, WF10 5UT
Four Bedroom Detached,
£350,000

Beautifully Presented Throughout : Modern Open Plan Dining Kitchen : Utility Room and Downstairs W/C : Double Bedrooms Throughout : Modern Bathroom and En-Suite : Sunny Positioned Garden with Patio Area : Double Driveway and Detached Garage : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive four bedroom, detached property situated within a popular residential area of Castleford.

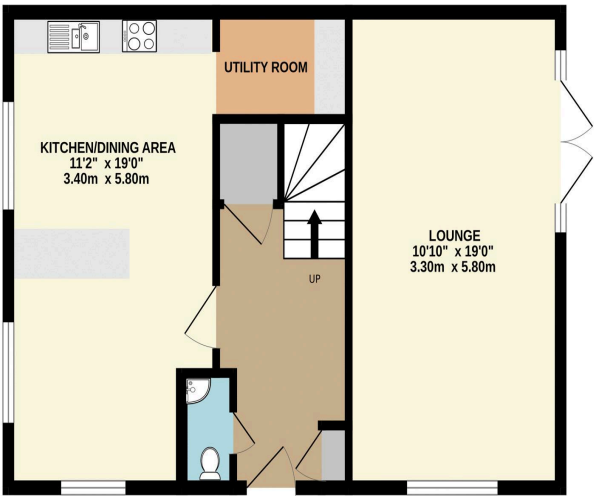
Beautifully presented, this family home is located close to a full range of local amenities found within Castleford town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster, Leeds and London.

The property briefly comprises; to the ground floor, entrance hallway, downstairs w/c, lounge, good sized modern dining kitchen and utility room. To the first floor; master bedroom with modern en-suite shower room, three other good sized double bedrooms and a modern three piece house bathroom.

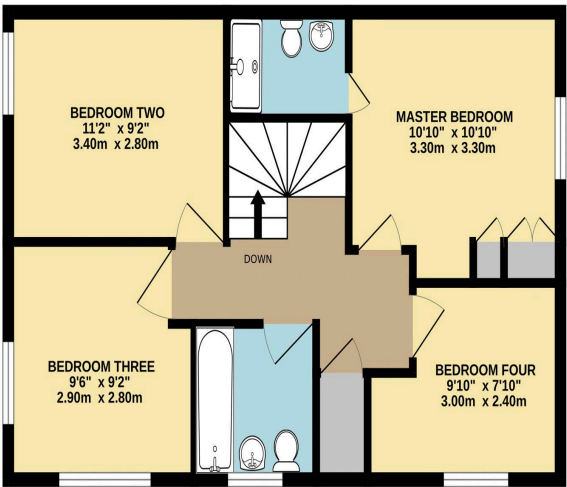
The property further benefits from having a southerly facing landscaped garden to the side with patio/seating areas that are ideal for outside entertaining. Multiple off street parking is provided by means of a double driveway and integral garage. Located within a much sought after area an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating B: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Reception Hallway

Enter through UPVC door with opaque glazing to front aspect. Gas central heated radiator, useful understairs storage cupboard and timber affect luxury vinyl flooring throughout. Stairs with spindle balustrade leading to first floor landing.

Downstairs W/C

Modern white two piece suite comprising of a low level W/C. Pedestal handwash basin, gas central heated radiator and luxury timber vinyl affect flooring.

Lounge

19' 0" x 10' 10" (5.80m x 3.30m)

Good sized double aspect lounge having UPVC double glazed window to front aspect and UPVC double glazed French doors leading to side garden. Gas central heated radiator and laminate flooring throughout.

Dining Kitchen

19' 0" x 11' 6" (5.80m x 3.40m)

Dining Area having UPVC double glazed windows to front and side aspects. Wall mounted TV point and gas central heated radiator. Timber affect laminate flooring. Kitchen having modern high and low level storage units in a high gloss finish. Timber affect roll edged work surfaces with complimentary upstands. Inset stainless steel one and a half sink and draining board. Integrated appliances including four ring hob with extractor hood, double oven and fridge freezer. Breakfast bar with additional storage units. UPVC double glazed window to side aspect and timber affect laminate flooring.

Utility

Timber effect roll edged work top with complimentary upstands. Integrated washing machine and storage cupboard. Timber affect laminate flooring and gas central heated radiator.

First Floor Landing

Gas central heated radiator and loft access. Loft being part boarded for storage.

Master Bedroom

10' 10" x 10' 10" (3.30m x 3.30m)

UPVC double glazed window to side aspect. Gas central heated radiator and built in wardrobes. Door through to En-Suite.

En-Suite Bathroom

Modern En-suite comprising of white three piece suite. Low level W/C. Wall mounted handwash basin and mains fed thermostatic controlled shower. Modern tiling to splash prone areas. Tiled affect luxury vinyl flooring and gas central heated radiator.

Bedroom Two

9' 2" x 11' 2" (2.80m x 3.40m)

UPVC double glazed window to side aspect and gas central heated radiator.

Bedroom Three

9' 2" x 9' 6" (2.80m x 2.90m)

Double aspect room having UPVC double glazed windows to front and side aspect. Gas central heated radiator.

Bedroom Four

7' 10" x 9' 10" (2.40m x 3.00m)

UPVC double glazed window to front aspect and gas central heated radiator.

House Bathroom

Modern white three piece suite comprising of a low level W/C. Wall mounted handwash basin and bath. Modern tiling to splash prone areas. UPVC double glazed opaque window to front aspect and tiled affect luxury vinyl flooring.

Outside

Front garden is mainly laid to lawn with stone borders. Bin storage area and wrought iron railing to boundary. Rear garden is mainly laid to lawn with two sunny positioned patio/seating areas which are ideal for outside entertaining. Timber storage shed and timber fencing to boundaries. Double tandem driveway providing multiple of street vehicle parking. Detached garage.

Property Particulars D1