

3 Bed

House - Semi-Detached

located in

Castleford

£200,000







enfields

Coniston Drive
Castleford
WF10 3NL


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Lead In
This beautifully presented three-bedroom semi-detached home is situated in the sought-after area of Townville and is offered to the market in modern, move-in-ready condition throughout.

Ideal for first-time buyers, young families or those looking to downsize, the property offers a well-planned layout with modern fixtures and fittings throughout. The ground floor features a comfortable living space alongside a modern kitchen diner, providing a fantastic area for everyday family life and entertaining.

Upstairs are three well-proportioned bedrooms, comprising two double bedrooms and a further single bedroom, together with a modern family bathroom.

Externally, the property benefits from a side driveway providing off-road parking and an enclosed rear garden. A fantastic brick-built garden room/games room provides valuable additional space and could be used for a variety of purposes, including a home office, gym, bar or entertaining space.

Located close to local shops and both primary and secondary schools, the property is also ideally positioned for Castleford and its excellent transport and commuter links, making surrounding towns and cities easily accessible.

Homes within this popular area tend to sell relatively quickly, and with the condition, location and additional outdoor space this property offers, we expect a high level of interest.

Call now to arrange your viewing!

Entrance Porch
7'4" x 2'10"
Wood effect flooring. UPVC double glazed windows to the front elevations.

Inner Hallway
3'10" x 5'3"
Access to the living room and stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room
11'10" x 14'4"
Access to the kitchen diner. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner
14'11" x 9'
A range of high and low level kitchen units with integrated appliances including fridge freezer, oven, hob and extractor hood. Plumbing for washing machine. One and half bowl sink with drainer and mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed French door leading to the rear garden. UPVC double glazed window to the rear garden.

Landing
2'11" x 6'12"
Access to all three bedrooms, the house bathroom and partially boarded loft. Carpeted throughout. UPVC double glazed window to the side elevation.







Bedroom One
8'8" x 12'8"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two
9' x 10'12"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

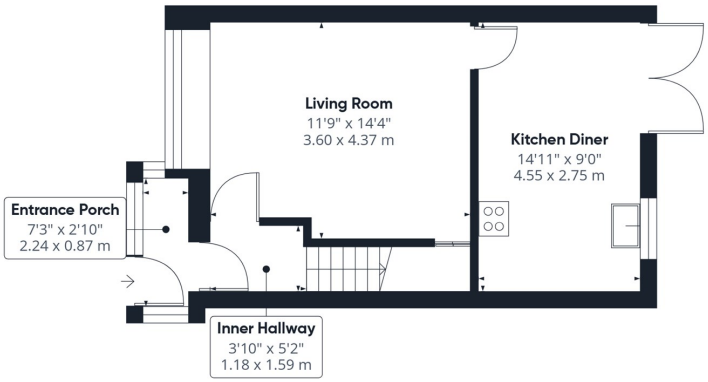
Bedroom Three
6' x 6'11"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
5'9" x 7'2"
White suite comprising of panel bath with chrome taps and shower attachment. Wash hand basin with chrome taps. WC with low level flush. Partly tiled walls. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

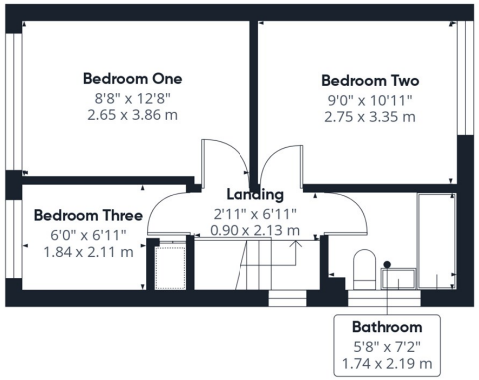
Summer House
20'10" x 9'8"
UPVC double glazed French doors. UPVC double glazed window to the rear garden. Wood effect flooring. Spotlights to the ceiling. Wall mounted heaters.

External
The property is set back from the road with a lawned front garden and a generous driveway providing ample off-road parking. A useful entrance porch provides access into the home, while double gates to the side lead through towards the rear garden.

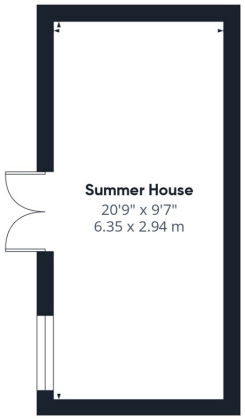
To the rear is a particularly generous and fully enclosed garden, offering an excellent space for families and outdoor entertaining. The garden is predominantly laid with artificial lawn for ease of maintenance, complemented by paved patio areas providing plenty of space for outdoor seating. A substantial detached summer house sits at the foot of the garden, offering versatile additional space, while timber fencing provides a good degree of privacy.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

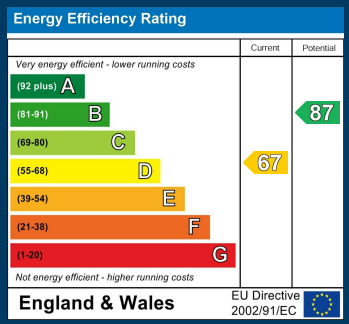
911 ft²

84.7 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



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