



Elder Bank Wheldon Road, Castleford WF10 2PP

welcome to

Elder Bank Wheldon Road, Castleford

Offering a UNIQUE BUYING OPPORTUNITY, this home is PERFECT for the FAMILY BUYER and includes TWO SEPARATE LIVING SPACES on one plot! With one side having THREE bedrooms and the other having FOUR both homes offer SPACIOUS living accommodation and share the DRIVEWAY a REAR GARDEN and GARAGES!



Living Arrangement To The Left Entrance Hall

having the entrance door to the side aspect and a double glazed window to the rear.

Lounge

25' 7" max x 12' 9" max (7.80m max x 3.89m max)
Having two double glazed windows to the front aspect, a gas fire and two gas central heating radiators.

Kitchen

11' 8" max x 16' 9" max (3.56m max x 5.11m max)
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven and an electric hob with a cooker hood over, an integrated washing machine and dryer, a gas central heating radiator, a double glazed window to the rear and a door to the side.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the rear.

Bedroom One

13' 3" max x 10' 11" max (4.04m max x 3.33m max)
Double glazed window to the front and a gas central heating radiator.

Bedroom Two

12' 10" max x 11' 8" max (3.91m max x 3.56m max)
Double glazed window to the front, fitted wardrobe and a gas central heating radiator.

Bedroom Three

7' 1" max x 6' 9" max (2.16m max x 2.06m max)
Double glazed window to the rear, fitted wardrobe and a gas central heating radiator.

House Bathroom

Equipped with a wash hand basin, a w.c, shower, bidet and a bath. Also includes a gas central heating radiator and two double glazed windows to the rear.

Extended Living Arrangement Entrance Hall

Having an entrance door to the side aspect, an under stair storage cupboard and a gas central heating radiator.

Lounge

15' 4" max x 13' 2" max (4.67m max x 4.01m max)
Double glazed window to the front aspect, an electric fire, and a gas central heating radiator.

Kitchen

13' 6" max x 9' 2" max (4.11m max x 2.79m max)
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric oven with an electric hob, an integrated washing machine and an integrated fridge freezer. Also includes space for a dryer, a gas central heating radiator and a double glazed window to the side aspect.

First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator.

Bedroom One

10' 5" max x 12' 3" max (3.17m max x 3.73m max)
Double glazed window to the front and a gas central heating radiator.

Bedroom Two

13' 5" max x 8' 9" max (4.09m max x 2.67m max)
Double glazed window to the front and a gas central heating radiator.

Bedroom Three

9' 3" max x 14' 3" max (2.82m max x 4.34m max)
Double glazed window to the side aspect and a gas central heating radiator.

Bedroom Four

13' 3" max x 7' 9" max (4.04m max x 2.36m max)
Fitted with a double glazed window to the rear.

Exterior

Externally the property has a lawn garden to the front aspect, a substantial driveway and access to the garages and storage buildings.

Both properties share and have access to the rear garden which has a lawn, a pond, a summer house and built in storage.

Double Garage

17' 7" max x 19' 8" max (5.36m max x 5.99m max)
Having an electric roller shutter door, power and lighting.

Single Garage

19' 7" max x 9' 7" max (5.97m max x 2.92m max)
Fitted with an electric roller shutter door.

Storage Buildings

The garages also have two useful storage outbuildings attached,

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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welcome to

Elder Bank Wheldon Road, Castleford

- **GUIDE PRICE £390,000 - £400,000 **
- SEVEN Bedrooms
- TWO separate LIVING SPACES
- Extensive Driveway
- Generous Garages With Storage Buildings

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£390,000 - £400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF112887 - 0020

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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