CROWN | ESTATE AGENTS

Riverside Way, Castleford



£325,000

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Situated on Riverside Way, Castleford, this beautifully presented family home offers stylish, modern accommodation throughout, complemented by a fantastic outdoor entertaining space. The property boasts a contemporary fitted kitchen with sleek cabinetry and integrated appliances, a spacious lounge and dining area, well proportioned bedrooms with excellent storage and modern bathroom facilities. To the rear, the enclosed garden is a real highlight, featuring an extensive paved patio, raised decking and an impressive covered pergola with lighting, creating the perfect setting for relaxing, dining and entertaining outdoors. A lovely home that combines practical family living with attractive modern touches.



- Generous Open Plan Living And Dining Area
- Five Well Proportioned Bedrooms,
- Additional Contemporary Shower Room
- Enclosed Rear Garden With Extensive Paved Patio
- Additional Raised Decking And Attractive Planted Areas
- A Lovely Outdoor Space Offering Plenty Of Room To Relax And Enjoy The Warmer Months
- Council Tax Band D
- EPC Rating B

Entrance Hall
7'3" x 6'7" (2.22 x 2.01)
A welcoming entrance hallway, finished in neutral décor with soft grey carpeting and a staircase leading to the first floor. The space benefits from a radiator, useful wall mirror and a handy under stairs area, creating a practical and inviting first impression upon entering the property.

Sitting/ Dinning room
14'7" x 10'7" (4.46 x 3.25)
A stylish and well presented open plan living and dining space, offering a comfortable setting for both relaxing and entertaining. The room is tastefully decorated with an attractive floral feature wall, complemented by neutral décor and soft carpeting. There is ample space for a dining table and chairs, alongside a comfortable seating area with a contemporary sofa and armchair. A wall mounted television completes the living space, while the windows allow plenty of natural light to enter the room.

A welcoming and versatile space, ideal for modern family living

Kitchen/ Diner
10'4" x 14'6" (3.15 x 4.43)
A stunning, contemporary fitted kitchen finished with stylish navy blue cabinetry, complemented by contrasting light worktops and matching splashbacks. The attractive U-shaped layout provides plenty of cupboard storage and generous worktop space, making it both practical and stylish. The kitchen benefits from a range of integrated appliances, including an oven, hob and fridge freezer, along with a modern sink and mixer tap. Under cabinet lighting adds a warm finish, while the tiled flooring is both attractive and easy to maintain. A window allows natural light to flow into the room, creating a bright and welcoming space.

First Floor Lounge
14'7" x 17'1" (4.47 x 5.22)
A spacious and comfortable living room, finished in modern grey décor with matching soft grey carpeting. The room offers plenty of space to relax and entertain, with ample natural light flowing in through the glazed doors and windows. A feature wallpapered wall adds character, while the generous seating area and contemporary styling create a welcoming space for everyday living. The room also benefits from a wall mounted television and attractive lighting.

First floor Landing

First Floor Bedroom 1
10'6" x 11'6" (3.21 x 3.51)
A bright and well presented double bedroom, decorated in neutral tones with soft grey carpeting. The room benefits from a modern fitted wardrobe providing excellent storage, along with a stylish upholstered headboard and matching bedroom furniture. A large window allows plenty of natural light to fill the room, creating a light and relaxing atmosphere. There is also space for additional furniture, including a dressing table or desk, making this a comfortable and practical bedroom.

En Suite shower room
8'9" x 3'11" (2.69 x 1.21)
A stylish and well maintained shower room, finished with a fresh, contemporary colour scheme. The room benefits from a spacious walk in shower enclosure with attractive neutral tiling, a modern white vanity unit with useful drawer storage and a contemporary wash basin. There is also additional built in storage, making excellent use of the available space. The bright green walls add a fresh splash of colour, while the window allows plenty of natural light to flow into the room.

A practical and attractive shower room, finished to a modern standard.

Bedroom/ Study
6'8" x 6'7" (2.05 x 2.01)
A bright and neutrally decorated room offering a versatile space, with a large window allowing plenty of natural light to flow throughout. The room benefits from fitted wardrobes providing excellent storage, a radiator and soft grey carpeting. The neutral décor creates a fresh and airy feel, making this an ideal additional bedroom, dressing room or home office.

Second Floor Bedroom2
10'7" x 10'2" 7'5"x 4'0" (3.23 x 3.10 2.28x 1.22)
A spacious and well presented double bedroom featuring an attractive range of fitted furniture, including floor to ceiling wardrobes, overhead cupboards and useful built in storage surrounding the bed. The room benefits from a modern fitted headboard, additional drawer storage and a neutral decor, creating a practical yet stylish space. A large window allows plenty of natural light to fill the room, while the soft carpeting adds warmth and comfort.

A lovely bedroom offering excellent storage and a contemporary finish.

Second Floor Bedroom 4
10'5" x 7'5" (3.20 x 2.28)
A bright and well presented single bedroom, offering a comfortable and practical space. The room is finished in neutral décor with soft grey carpeting and benefits from a large window allowing plenty of natural light to flood in. There is a single bed, fitted storage and additional space for bedroom furniture, making it ideal as a child's bedroom, guest room or home office.

Second Floor Bedroom 5
10'3" x 6'10" (3.14 x 2.09)
A bright and spacious bedroom, finished in neutral décor with soft grey carpeting. The room benefits from plenty of natural light through two windows, creating a light and airy feel. There is a large fitted-style wardrobe providing excellent hanging and storage space, together with matching drawer units. The generous floor space offers plenty of flexibility for additional bedroom furniture and makes this a versatile room.

Family Bathroom
7'5" x 5'9" (2.28 x 1.76)
A modern and well presented family bathroom, finished with attractive mint-green walls and a combination of neutral and contemporary feature tiling. The suite comprises a panelled bath with an overhead shower and glass shower screen, pedestal wash hand basin and WC. A large window allows plenty of natural light into the room, while the tiled flooring provides a practical and stylish finish.

External
The property enjoys a corner position with areas of lawn and block paved parking areas. To the rear of the property is a further driveway which leads to the detached garage. The rear garden is fully enclosed and private, mainly paved and with feature canopy over the French windows from the kitchen. Great secure place for children.






Home
being with
a very loving
Family











Floor Plan

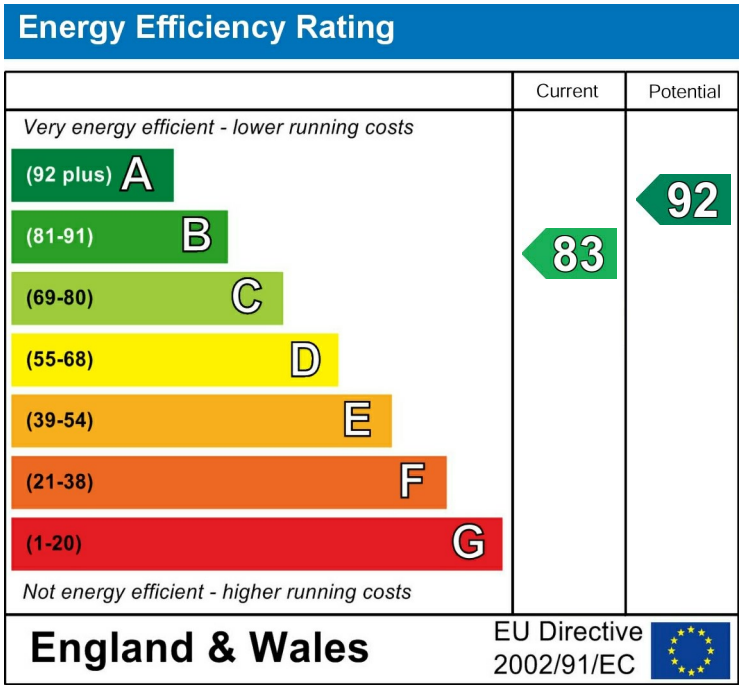


TOTAL FLOOR AREA : 1305 sq.ft. (121.3 sq.m.) approx.

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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