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# 9 Woodlands Avenue, Castleford, WF10 3HR

## £215,000

## Property Images

















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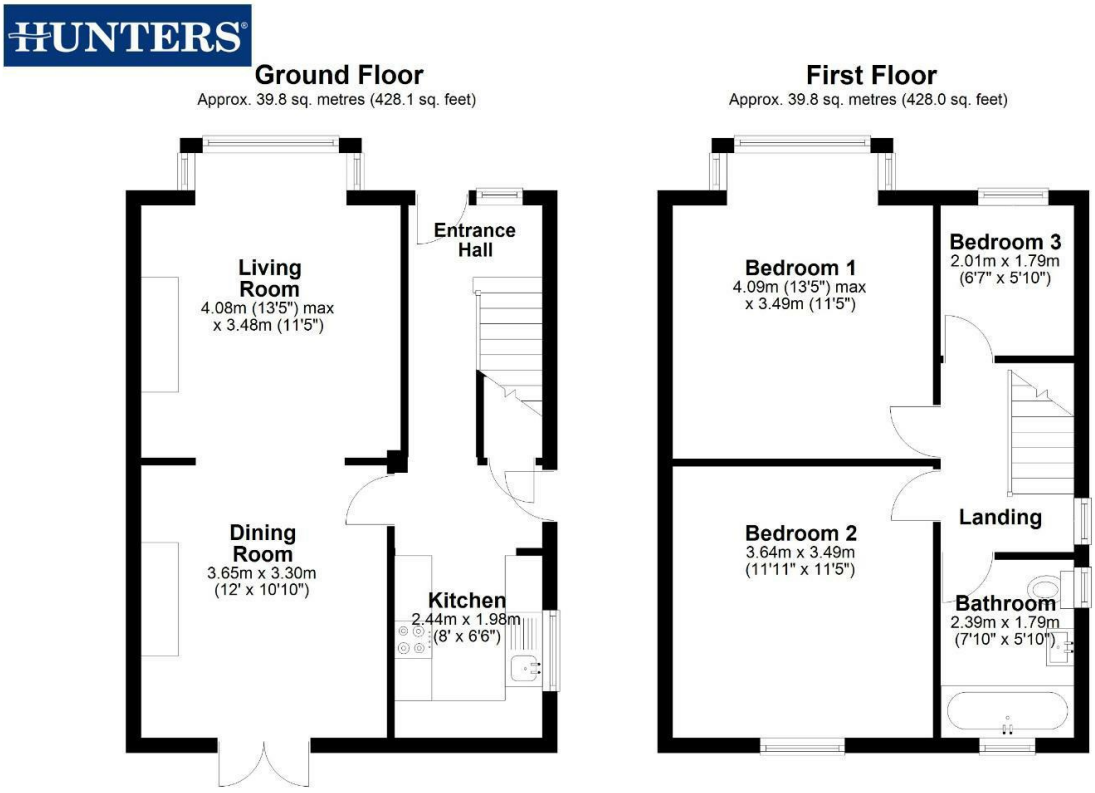




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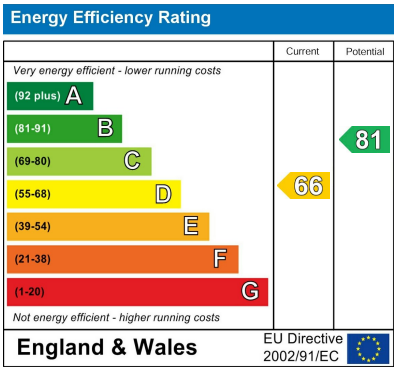
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## Floorplan




Total area: approx. 79.5 sq. metres (856.1 sq. feet)

## EPC




## Map




## Details

Type: House - Semi-Detached  Beds: 3  Bathrooms: 1  Receptions: 1

Tenure: Freehold

SETTING

Situated in the highly desirable town of Castleford, this property benefits from close proximity to a variety of local amenities, excellent transport links, reputable schools, and scenic parks. Easy access to Junction 32 and Xscape further enhances its appeal, making it an excellent choice for commuters, first-time buyers, and investors alike.

PROPERTY

Upon entering, you are greeted by a bright and welcoming hallway leading to a modern, well-presented kitchen. The kitchen boasts a range of matching wall and base units, complemented by contemporary tiling and worktops. A large window bathes the space in natural light, creating an airy and inviting atmosphere.

The lounge and dining area provide a comfortable and spacious setting for both everyday living and entertaining guests. A generous front-facing bay window offers a pleasant outlook and enhances the sense of space. The dining area easily accommodates a six-seater table, while French doors open onto the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, the property features a bright landing area, three well-proportioned bedrooms, and a contemporary family bathroom. The main bedroom benefits from a large front-facing bay window and ample space for furnishings. The second bedroom is also generously sized and enjoys plenty of natural light. The third bedroom offers versatility, serving as a comfortable single bedroom or an ideal home office for remote working.

The family bathroom is equipped with a WC, hand basin, bathtub, and overhead rainfall shower, all finished with stylish tiling and modern flooring for a sleek look.

Outside, the property boasts a generous rear garden with a well-maintained lawn and a stone-paved seating area, ideal for relaxing or entertaining in the warmer months. The front offers a convenient, spacious driveway ideal for people with multiple vehicles

The property is the perfect home for young professionals, first-time buyers and growing families. Don’t miss this incredible opportunity- contact our office today!

## Features

• Semi detatched • Three bedrooms • Modern and spacious throughout • Close to local amenities • Off street parking • Rear enclosed garden • No onwards chain • Freehold • EPC rating D • Council tax band B