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22 Brookfield Avenue, Castleford, West Yorkshire, WF10 4BJ

Offers Over £270,000

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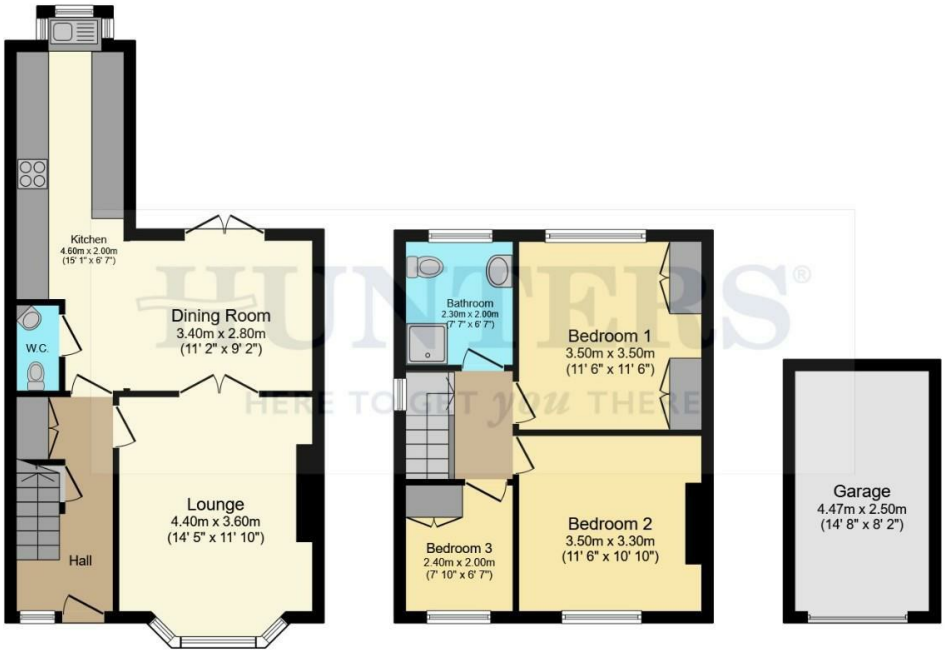

Total floor area: 95.4 sq.m. (1,027 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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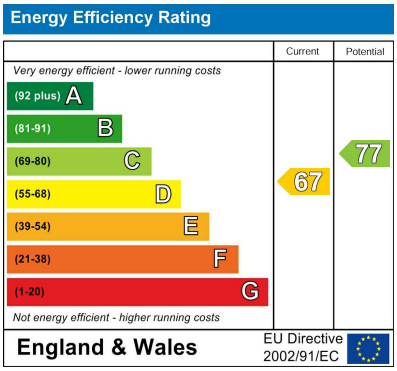
EPC



Map

Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2

Tenure: Freehold

THE SETTING

Brookfield Avenue is perfectly positioned for both town and countryside living, offering easy access to town centres like Castleford and Pontefract, which are just a short drive away. The M62 and A1 links are just a stone's throw away, as well as access to public transport. Popular destinations such as Junction 32 Shopping Outlet and Xscape Leisure Centre are right on your doorstep, along with sports venues like Castleford Tigers Rugby Ground and Pontefract Collieries Football Stadium. Whether you're commuting, shopping, dining out, or enjoying the outdoors, this location has it all.

THE PROPERTY

Upon entry, you are greeted by a practical entrance hallway—ideal for keeping shoes, bags, and coats neatly tucked away from the main living spaces. The hallway opens into a beautifully decorated living room, enhanced by a large front-facing bay window that floods the space with natural light. The room features a charming log-burner fireplace, creating a cosy atmosphere, and easily accommodates two generous sofas and a TV cabinet with additional storage. French doors lead to the kitchen/diner, which can remain open for hosting or closed for privacy. The dining area comfortably fits a 4–6-seater table and enjoys patio doors opening onto the garden. The kitchen offers a full range of wall and base units, wood-effect worktops and flooring, and neutral décor for a sleek, modern look. Completing the ground floor is a convenient WC with a wash basin.

The first floor hosts three bedrooms. The main bedroom easily accommodates a large double bed and additional furniture, with a spacious front-facing window that ensures a bright, airy feel. The second bedroom features a large double bed and built-in wardrobes, providing excellent storage. While the third bedroom is ideal as a single room, home office, dressing room, playroom, or nursery, offering superb versatility. The modern house bathroom completes this floor, featuring a cubicle shower, WC, and wash basin, all finished in a contemporary style.

To the rear, a spacious and low-maintenance garden awaits, with a paved area ideal for garden furniture and alfresco dining, as well as astro turf perfect for relaxing and entertaining. The garden also benefits from a detached garage, providing excellent storage or workshop space.

This property is an ideal home for young professionals and growing families alike. Contact our office today to arrange a viewing and see all that this exceptional home has to offer.

HUNTERS are delighted to introduce this beautifully presented three-bedroom home, ideally located in the highly sought-after town of Castleford. Perfectly positioned close to excellent local amenities, the property offers a spacious living room, a contemporary kitchen/diner, three well-proportioned bedrooms, a stylish house bathroom, and a convenient downstairs WC. Additional highlights include a private driveway and detached garage, enhancing both practicality and appeal.

Viewing is highly recommended to fully appreciate the generous space and contemporary style this exceptional property offers.

Features

• Semi - Detached • 3 Bedrooms • Kitchen/Diner • Downstairs w/c • Spacious Throughout • Close to local amenities • Garage • EPC RATING D • Council Tax Band B • Freehold