



Gypsy Lane, Castleford WF10 3PB

welcome to

Gypsy Lane, Castleford

THREE-BEDROOM DETACHED HOME WITH STUNNING GARDENS! Situated on sought-after Gypsy Lane in Castleford, this well-presented home offers spacious living accommodation, a conservatory, driveway, garage and beautifully landscaped rear garden. Ideal for families.



BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED FAMILY HOME WITH STUNNING LANDSCAPED GARDENS!

Situated on the popular Gypsy Lane, Castleford, this attractive three-bedroom detached home offers spacious and versatile accommodation, ideal for growing families looking for a property ready to move straight into.

The ground floor briefly comprises an entrance hall with downstairs WC, a recently refitted modern kitchen with integrated washer, microwave, electric oven, gas hob and extractor fan, together with a generous open-plan lounge/dining area. To the rear, a bright conservatory provides the perfect space to relax whilst overlooking the beautifully maintained garden.

To the first floor are three well-proportioned bedrooms, including an impressive principal bedroom with fitted furniture, dressing area and shower facilities, alongside a family bathroom fitted with a three-piece suite.

Externally, the property enjoys a generous driveway providing ample off-street parking and access to the garage with electric door. The house and garage are both alarmed, with the house alarm serviced annually. To the rear is a stunning landscaped garden featuring a lawn, patio seating areas, mature planting and pergola features, creating a private outdoor retreat.

Further benefits include a combi boiler installed approximately two years ago which remains under warranty.

Ideally located close to local amenities, schools and transport links.

Agents Note

Lounge

12' 10" x 11' 4" (3.91m x 3.45m)

Dining Room

8' 5" x 7' 5" (2.57m x 2.26m)

Kitchen

11' 3" x 8' 3" (3.43m x 2.51m)

Conservatory

11' 4" x 7' 9" (3.45m x 2.36m)

Downstairs Wc

Landing

Bedroom One

12' 8" x 11' 6" (3.86m x 3.51m)

Bedroom Two

10' 11" x 9' 2" (3.33m x 2.79m)

Bedroom Three

8' 4" x 7' 5" (2.54m x 2.26m)

Bathroom



view this property online williamhbrown.co.uk/Property/CAF113858



welcome to

Gypsy Lane, Castleford

- Three-bedroom detached family home
- Spacious lounge and dining area
- Recently modern fitted kitchen and conservatory
- Driveway parking and garage
- Stunning landscaped rear garden with patio areas

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113858



Property Ref:
CAF113858 - 0004

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.



william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



williamhbrown.co.uk