Mike Dobson







# 8 Mayflower Crescent

Allerton Bywater, Castleford, WF10 2FH

**£240,000**

# 8 Mayflower Crescent

Nestled in the charming Mayflower Crescent of Allerton Bywater, Castleford, this modern semi-detached house offers a perfect blend of comfort and contemporary living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious lounge that boasts French doors, seamlessly connecting the indoor space to the delightful rear garden. This feature not only enhances the natural light but also creates an inviting atmosphere for entertaining or relaxing. The modern fitted dining kitchen is equipped with a range of integrated appliances, making it a joy for any home cook. Additionally, a convenient ground floor WC adds to the practicality of the layout.

The first floor hosts three bedrooms, each designed to provide a peaceful retreat. The modern white bathroom suite is stylish and functional, catering to the needs of the household.

Gas central heating and double glazing ensure a warm and energy-efficient home throughout the year. Outside, the property benefits from two off-road parking spaces, and an electric car charging port a valuable asset in today's busy world. The fully enclosed rear garden is a true highlight, featuring a paved patio area, artificial lawn, and a raised planter, perfect for gardening enthusiasts. A further seating area at the bottom of the garden provides an ideal spot for enjoying the outdoors.

This property is not just a house; it is a home that offers a wonderful lifestyle in a friendly community. With its modern amenities and thoughtful design, it is a must-see for anyone looking to settle in this desirable area.









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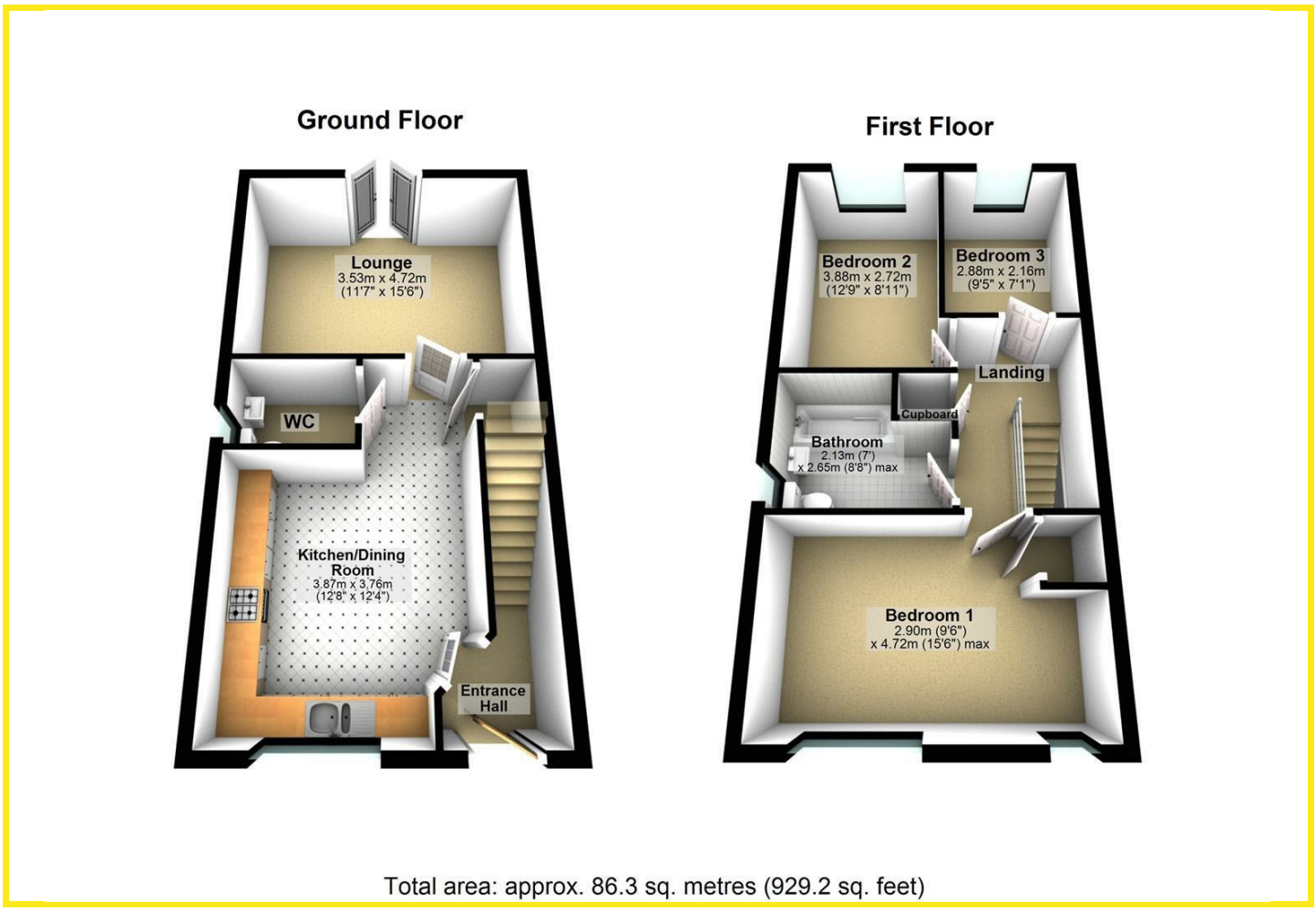








## Floor Plan

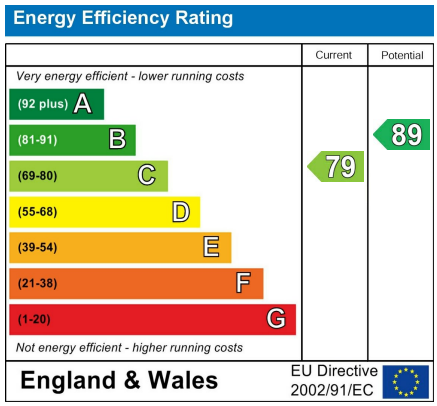



Total area: approx. 86.3 sq. metres (929.2 sq. feet)

## Area Map




## Energy Efficiency Graph




## Directions

From our Kippax office turn right up High Street, continuing along with in turn becomes Longdike Lane. At the traffic lights turn right onto Barnsdale Road, continue down to the next set of traffic lights, turning right onto Park Lane, take the third turning left onto Middleton Little Road continue along taking the first right onto Flockton Road, then take your first right onto Church Street then bear left and take your first right in to Mayflower Crescent where the property can be found on the right hand side as indicated by the agents board.

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