

Mike  
**Dobson**



**2 Gadwall Drive**

Allerton Bywater, Castleford, WF10 2GA

**£225,000**

## 2 Gadwall Drive

Nestled in the charming village of Allerton Bywater, Gadwall Drive presents a delightful opportunity to acquire a well-maintained three-bedroom end town house. This property is perfect for those seeking a spacious and move-in-ready home.

Upon entering, you are greeted by a bright entrance hall, enhanced by windows to the side, which leads into a generous lounge. This inviting space features a front French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living. The fully fitted kitchen is equipped with modern wall and base units, a gas hob with an electric oven, and ample space for a freestanding fridge freezer, along with plumbing for a washing machine. A convenient ground-floor WC adds to the practicality of the layout.

Venturing upstairs, the landing provides access to the the master bedroom with built-in storage space and Juliet balcony. Tow further bedrooms and the family bathroom which is well-appointed, complete with a three piece white suite.

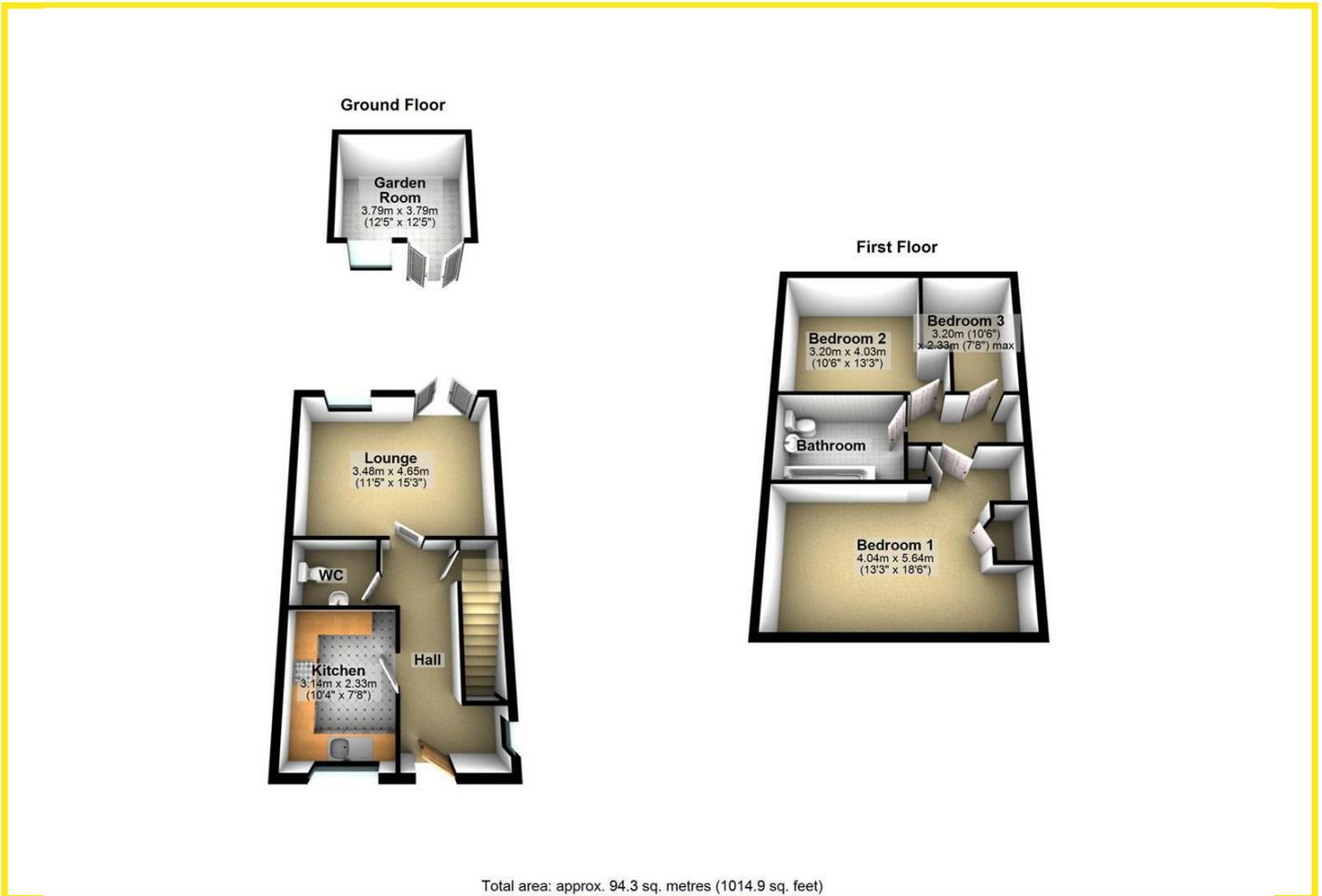
Outside, the enclosed rear garden is a delightful retreat, featuring a low maintenance paved area perfect for relaxation or entertaining, along with a large Summer house fully equipped with power and lighting. The property also benefits from allocated parking for two vehicles to the side.

With local schools, excellent transport links, and the picturesque St Aidan's Nature Reserve just a stone's throw away, this home is ideally situated for families and individuals alike. This property truly represents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location.





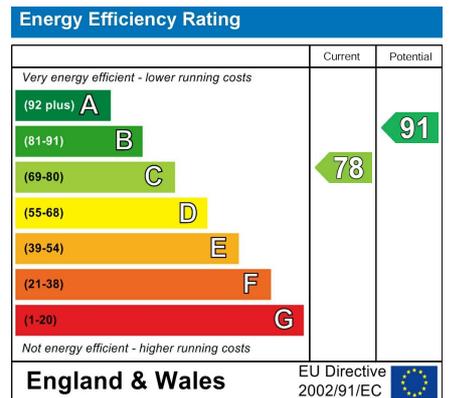
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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