

Mike

Dobson



44 King Edward Avenue
Allerton Bywater, Castleford, WF10 2HA

£250,000

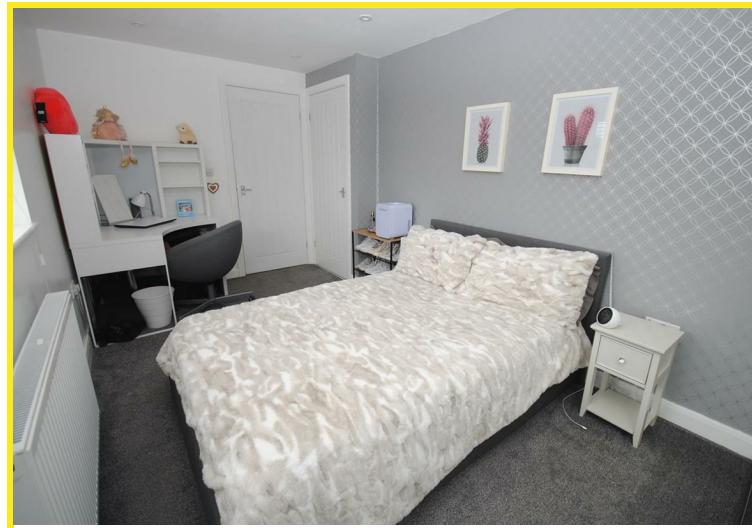
44 King Edward Avenue

We are delighted to offer for sale this immaculately presented four bedroom semi-detached house having been fully renovated by the current owners approximately 4 years ago to a high standard, with easy access to all local amenities and the A1/M1 motorway. The spacious accommodation briefly comprises entrance hall, kitchen/diner, ground floor WC/utility room, lounge, bedroom four with a further three bedrooms to the first floor and bathroom/WC. In addition, the property has gas fired central heating with combination boiler (approx 4 years old), PVCu double glazed windows, composite entrance door, modern fitted kitchen with four ring gas hob and extractor hood over, double electric oven, integrated fridge/freezer and dishwasher and bi-fold doors opening to the garden, underfloor heating to the lounge, fitted wardrobes to the main bedroom and a four piece white bathroom suite comprising freestanding bath, independent shower cubicle, vanity wash basin with drawers below and low flush WC. Outside, to the front of the property there is off road parking for 3 cars being mainly paved. A gateway to the side leads to a private and enclosed rear garden with a pebbled area and stepping stones leading to a paved seating area with a lawn and further paved seating area with raised shrub beds. A viewing is a must to avoid disappointment!

Council tax band B.



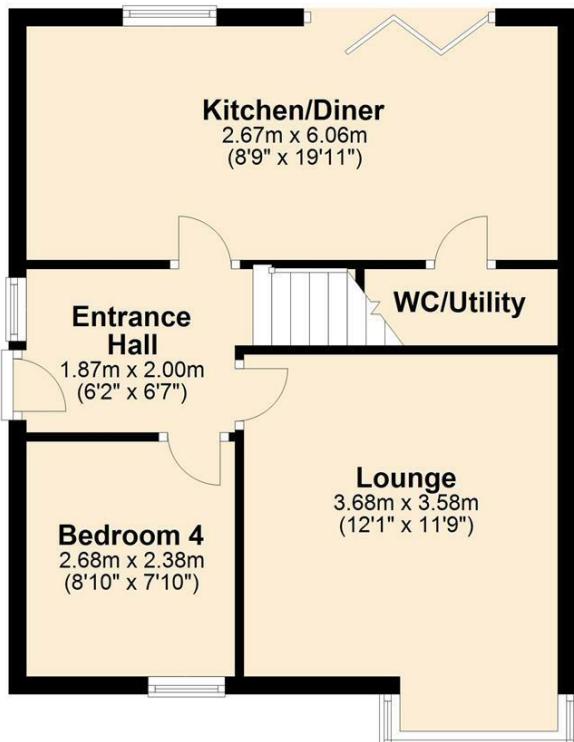
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Floor Plan

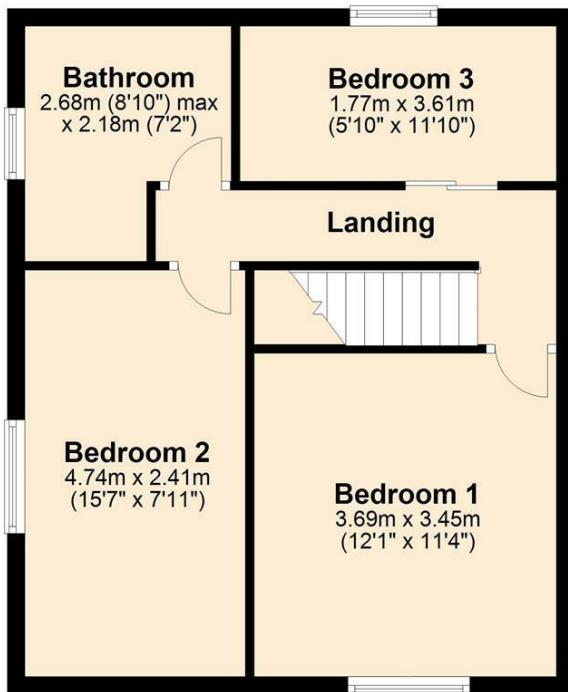
Ground Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



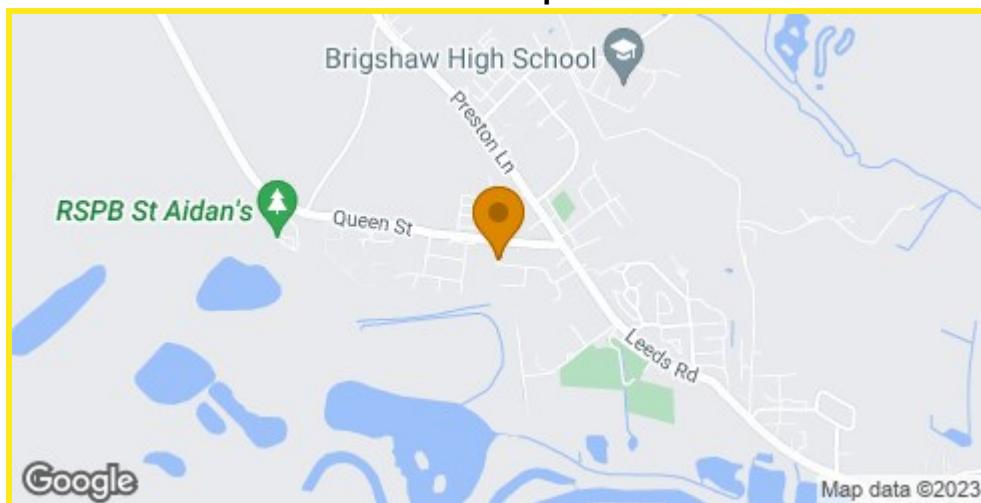
First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)

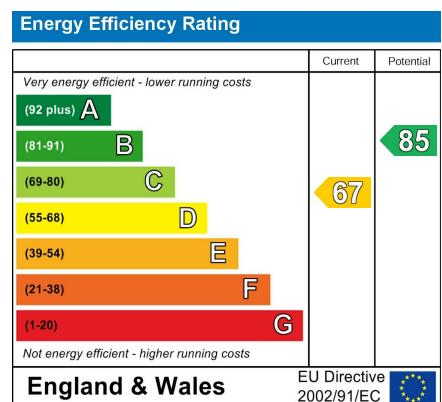


Total area: approx. 90.2 sq. metres (970.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Kippax office turn left to the mini roundabout, bearing left down Butt Hill at the bottom bear left onto Brigshaw Lane continue past Brigshaw High School to the T junction turning left onto Leeds Road, continue down taking the second right into King Edward Avenue, follow the road round where the property can be found on the right hand side.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.