



3 Bed
House - Detached
located in
Castleford

Guide Price £280,000

Digitally Altered



Digitally Altered



Champion Avenue
Castleford
WF10 4TE

****NEW****GUIDE PRICE £280,000 - £290,000****NO ONWARD CHAIN****LOCATED CLOSE TO JUNCTION 32 AND XSCAPE******

Lead In

Situated on a highly sought-after residential estate in Castleford, this well-presented three-bedroom detached home offers an excellent opportunity for a range of buyers. The location is particularly popular due to its close proximity to Junction 32 Retail Park and Xscape Yorkshire, along with superb commuter links including the M62, A1, nearby train stations, and regular bus networks.

Set within a quiet and desirable area where properties rarely stay on the market for long, this home boasts spacious accommodation throughout and is presented in modern, move-in ready condition.

Externally, the property benefits from a driveway providing off-street parking, a garage, and well-maintained gardens, making it ideal for families and professionals alike.

Offered with no onward chain, this property is expected to generate strong interest, and early viewing is highly recommended to avoid disappointment.

Entrance Hall
6'2" x 7'10"

Access to WC, living room and the stairs leading to the first floor. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

WC
2'10" x 6'3"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring. Chrome central heated towel rail.

Living Room
12'1" x 14'8"

Built in shelves and storage cupboards. Electric speaker built into the media wall. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Dining Room
9'8" x 9'4"

Wood effect flooring. UPVC double glazed French doors leading to the rear.

Kitchen
9'5" x 9'4"

Range of high and low level kitchen units with integrated appliances including oven and four ring hob with extractor hood over. Option to

reconnect plumbing for washing machine. One and half bowl sink with drainer and chrome tap. UPVC double glazed access door leading to the side of the property. Tiled effect flooring.

Landing
5'11" x 7'1"

Access to all three bedrooms, the house bathroom and the partially boarded loft. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One
11'12" x 14'10"

Access to en suite. Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
8'10" x 4'2"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Extractor fan. Lino flooring. Chrome central heated radiator. UPVC double glazed frosted window to the side of the property.

Bedroom Two
13'3" x 9'5"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
7'1" x 10'6"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
6' x 6'6"

White suite comprising of panel bath with chrome taps and shower attachment. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Lino flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear elevation.

External

The property enjoys an attractive position within a modern residential development, set behind a smart brick boundary wall with decorative iron railings that enhance its kerb appeal. A well-maintained lawned garden sits to the front, providing a pleasant green outlook. A generous driveway runs alongside the property, offering ample off-road parking and leading to a detached garage to the rear. The overall frontage is neatly presented, combining practicality with an appealing, well-kept appearance.



3



2



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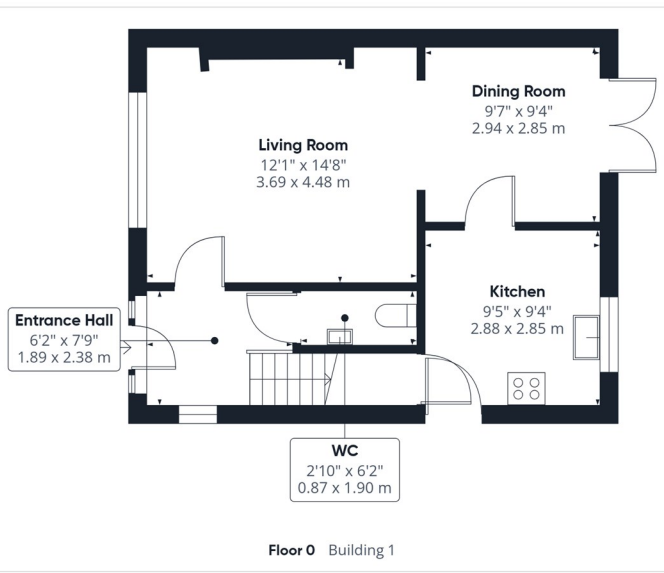
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The rear garden is a well-maintained and fully enclosed outdoor space, offering a good degree of privacy and ideal for both relaxing and entertaining. A generous decked seating area spans the width of the property, providing ample room for outdoor furniture, with direct access from the house via double patio doors. The remainder of the garden is laid predominantly to lawn, complemented by a central gravel pathway leading from the decked area to the rear boundary. Timber sleeper borders add character and definition, while fenced boundaries to all sides ensure a safe and secure environment, perfect for families and pets. Additional features include a useful side access, external lighting, and space for garden storage, making this a practical yet attractive outdoor setting.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.



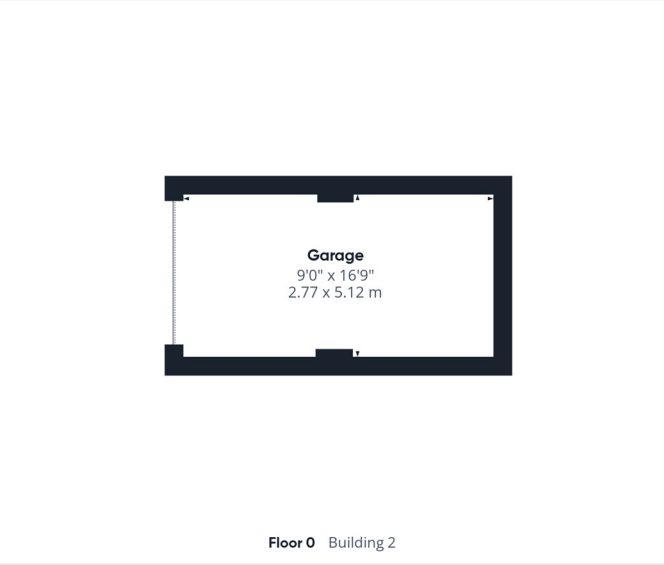


Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1052 ft²
97.7 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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