



4 Bed
House - Detached
located in
Castleford

Guide Price £325,000



enfields

Hillcrest Meadows
Castleford
WF10 3LN



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Lead In

A beautifully modernised four-bedroom detached family home, occupying a desirable cul-de-sac position in Townville, Castleford.

This impressive property has been extensively modernised by the current owners to create a stylish and highly practical family home, with a fantastic standard of fixtures, fittings and finish throughout.

The ground floor has been transformed with a substantial rear extension, creating a stunning open-plan kitchen, family and living space. This impressive room provides the perfect heart to the home, with a modern fitted kitchen, generous family and dining areas and large bi-folding doors opening directly onto the beautifully landscaped rear garden.

Further accommodation to the ground floor includes a utility room, downstairs WC and a converted garage, which has created an extremely versatile additional room currently used as a snug/office but equally suitable as a playroom, home office or additional living space.

To the first floor, there is a spacious lounge positioned to the rear of the property, enjoying attractive views towards the adjoining fields, together with the master bedroom benefiting from its own en-suite shower room.

The second floor provides a further three bedrooms, comprising two excellent-sized double bedrooms and a versatile third bedroom currently utilised as an office, alongside a modern family bathroom.

Externally, the property occupies a pleasant cul-de-sac position and benefits from a double-width driveway to the front, with additional potential for on-street parking. To the rear is a beautifully landscaped garden, providing an excellent outdoor space for entertaining and family life.

This is a superb example of a modern family home which has been significantly improved and thoughtfully designed by the current owners, offering generous and versatile accommodation arranged over three floors, together with an exceptional open-plan living space to the rear.

An internal viewing is highly recommended to fully appreciate the standard, space and versatility this fantastic home has to offer.

Ground Floor

Entrance Hall

6'8" x 20'2"

Access to WC, lounge, utility room, kitchen/living area and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

WC

3'3" x 5'9"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Lounge

8'11" x 10'10"

Wood effect flooring, Central heated radiator. UPVC double glazed window to the front elevation.

Utility Room

8'10" x 6'9"

Modern range of high and low level kitchen units. Plumbing for washing machine. Sink with drainer and chrome tap. Wood effect flooring.

Kitchen / Living Area

16'11" x 18'12"

Modern range of high and low level kitchen units in shaker style with integrated appliances including oven, microwave, hob and extractor hood. Air conditioning with heat mode. Kitchen island. Sink with chrome tap. UPVC double glazed bi-folding doors to the rear. Wood effect flooring. Central heated radiator.

First Floor

Landing

4' x 9'11"

Access to living room, bedroom one and the stairs leading to the second floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Living Room

15'5" x 16'1"

Large media wall with storage and electric fire. UPVC double glazed French door leading to the Juliette balcony. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Bedroom One

9'5" x 11'5"

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

6'5" x 7'9"

White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Full height wall tiling. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the front aspect.

Second Floor

Landing

3'12" x 11'11"

Access to three bedrooms, loft and the house bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom Two

9'7" x 12'10"

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

Bedroom Three

9'6" x 12'8"

Built in wardrobes and storage. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Four

7'1" x 9'4"

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

Bathroom

7' x 7'8"

White suite comprising of panel bath with shower screen and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Full height wall tiling. Extractor fan. Tiled effect flooring. Central heated towel rail. UPVC double glazed frosted window to the front elevation.

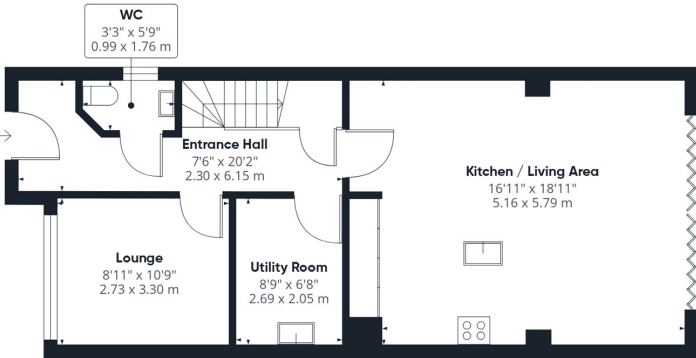
External

To the front, the property is approached via a substantial block-paved driveway providing ample off-road parking. The attractive brick-built frontage is complemented by stone detailing, with established hedging to the side providing a degree of screening and privacy. Gated access leads to the rear.

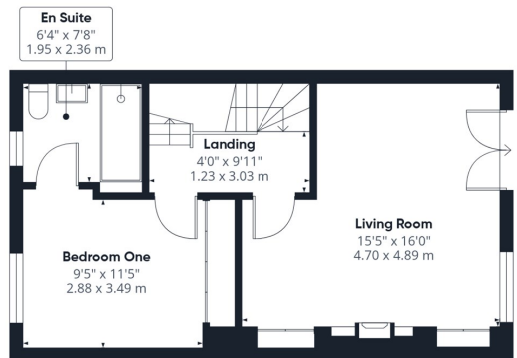
To the rear is an attractive, low-maintenance enclosed garden, thoughtfully landscaped to provide an excellent outdoor entertaining space. A generous paved patio extends across the rear of the property and is accessed directly from the impressive open-plan living space via bi-folding doors, creating a seamless connection between the indoor and outdoor areas.

Beyond the patio is a neatly maintained lawn with raised planted borders incorporating a selection of established shrubs. The garden is enclosed by timber fencing, offering a good degree of privacy and security. The property also enjoys an enviable position backing onto open countryside, with attractive far-reaching views across the adjoining fields.

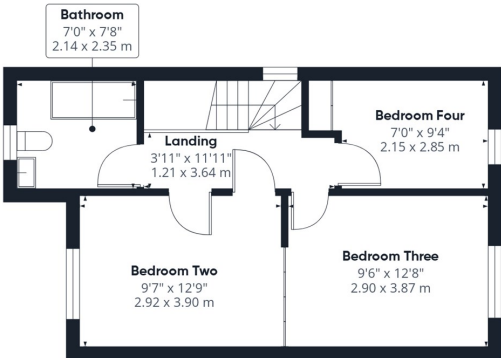




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1515 ft²

140.8 m²

Reduced headroom

1 ft²

0.1 m²

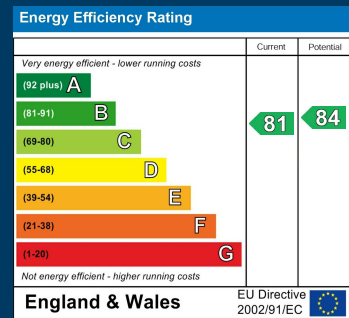
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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