Beamshaw Close, Castleford, WF10 2QU

IDEAL FIRST HOUSE | BEAUTIFULLY PRESENTED | TWO DOUBLE BEDROOMS | DESIRABLE LOCATION

GUIDE £135,000 - £145,000 | SPACIOUS CORNER PLOT | DRIVEWAY FOR 2 VEHICLES | LOUNGE LOOKING OVER GARDEN

Guide Price: £135,000
Beamshaw Close, Castleford, WF10 2QU

Hunters are proud to present to the market this IMMACULATELY PRESENTED two double bedroom semi detached home occupying a SPACIOUS CORNER PLOT on this popular modern development within Castleford which is close to schools and amenities. An ideal starter home, this stunning property offers entrance hall, ground floor w.c, contemporary kitchen, lounge, landing, master bedroom with en suite, bedroom 2, family bathroom, gardens to front and rear and driveway to the side. A viewing is essential to appreciate this well proportioned accommodation, VIEW NOW! Guide price £135,000 - £145,000.

DIRECTIONS
For Sat Nav enter WF10 2QU

ENTRANCE HALL
Accessed through a composite entrance door with central heating radiator and consumer unit.

KITCHEN
3.15m (10' 4") x 2.21m (7' 3")
A contemporary kitchen with a good range of base and wall units, work surfaces, splash back tiling, one and a half bowl stainless steel sink and drainer with mixer tap, integral double oven with four ring gas hob and extractor over, space for washing machine and fridge freezer, upvc double glazed window to the front aspect, central heating radiator, space for a small breakfast bar and wall unit housing gas central heating system.

GROUND FLOOR W.C
Featuring a low level flush w.c, basin with splashback tiling, central heating radiator and upvc double glazed window to the front aspect.

LIVING ROOM
4.55m (14' 11") x 4.06m (13' 4")
A spacious lounge offering upvc double glazed French doors and window to the rear aspect, central heating radiator and under stairs storage cupboard.

STAIRS AND LANDING
With access to both bedrooms and family bathroom.

MASTER BEDROOM
3.81m (12' 6") x 3.43m (11' 3")
A generous double bedroom including upvc double glazed window to the front aspect, storage cupboard, central heating radiator and access to en-suite.
MASTER ENSUITE
1.96m (6' 5'') x 1.67m (5' 6'')
A bonus to the property incorporating a shower cubicle with electric shower, basin, low level flush w.c, central heating radiator and upvc double glazed window to the front aspect.

OUTSIDE
The property enjoys a corner plot which provides a laid to lawn area to the front with decorative bushes and plants, a pathway and a pebbled area. The side boasts off road parking for two vehicles on the driveway with further laid to lawn area and the rear offers an enclosed space that has a good sized lawn garden, patio area and fenced boundary.

AGENT NOTES
Hunters endeavour to ensure sales particulars are fair and accurate however they are only an approximate guide and accordingly if there is any point which is of specific importance, please contact our office and we will check the specific arrangements for you, this is important especially if you are travelling some distance to view the property. Measurements: All measurements are approximate and room sizes are to be considered a general guide and not relied upon. Please always verify the dimensions with accuracy before ordering curtains, carpets or any built-in furniture. Layout Plans: These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of floor plans. ADDITIONAL SERVICES If you are thinking of selling or letting your home, please contact our office for more information.

BEDROOM 2
3.43m (11' 3'') x 2.34m (7' 8'')
A double bedroom located at the rear of the property with a upvc double glazed window to the rear, central heating radiator and loft hatch.

FAMILY BATHROOM
2.11m (6' 11'') x 1.98m (6' 6'')
A modern family bathroom benefiting from a rectangular bath with splash back tiling, basin with splash back tiling, low level flush w.c, extractor and upvc double glazed window to the rear aspect.

OPENING HOURS
Monday 9am - 5.30pm
Tuesday 9am - 5.30pm
Wednesday 9am - 5.30pm
Thursday 9am - 5.30pm
Friday 9am - 5.30pm
Saturday 9am - 12:00pm
Sunday Closed

THINKING OF SELLING?
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.
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Living Room
4.54m x 4.07m

Kitchen
2.22m x 3.15m

WC

Bathroom
2.10m x 1.98m

Bedroom 2
2.34m x 3.43m

Bedroom 1
3.43m x 3.81m

Ensuite
1.96m x 1.67m

Ground Floor

First Floor

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.