



**Wheatley Drive, Castleford
West Yorkshire WF10 2PH**

£825 Per Month

Superbly presented and maintained to a very high standard both internally and externally, providing three double bedrooms, this detached family home located within a modern and attractive development.

The accommodation comprises of an entrance hall, spacious lounge, kitchen, dining room, ground floor W.C. and integral garage. To the first floor there are three double bedrooms, the master bedroom has a spacious ensuite and the family bathroom/W.C.

Outside, the property has a tarmac driveway with two parking spaces, leading to an integral garage which has a single up and over door, paved section to the front and walkway leading to the side of the property. The rear garden is well landscaped with a low maintenance gravelled seating area, timber panelled surround, shrub boarder and large lawn area.



Entrance hall: Front sage green UPVC entrance door with two frosted double glazed panelled inserts leading into the entrance hallway. Coving to the ceiling, central heating radiator, staircase to the first floor landing and solid wooden panelled doors leading into the lounge, kitchen, dining room, WC & Garage.

Lounge: Coving to the ceiling, central heating radiator, T.V. and telephone point, large bay window with patio doors leading into the garden.

Kitchen: Newly modern fitted kitchen with a range of base and wall units, chrome handles and solid wooden work surface over with tiled splash back above. Electric oven and grill, four ring stainless steel gas hob with cooker hood above, integrated fridge, 1. bowl stainless steel sink with chrome mixer tap, white UPVC double glazed window to the rear elevation, white UPVC back door opening into the rear garden, fully laminated tile floor. T.V point.

Dining Room: Coving to the ceiling, central heating radiator, large bay window overlooking the front of the property.

Downstairs W.C.: Two piece white suite comprising of a low flush W.C. And pedestal wash basin with chrome mixer tap. Central heating radiator, white frosted double glazed UPVC window to the side elevation.

Integral single garage: Manual up and over door, power and lighting, wall mounted boiler, storage racking and plumbing and drainage for an automatic washing machine.

First floor landing: Providing loft access. Access to three bedrooms and the family bathroom.

Master bedroom: White UPVC double glazed window to the front elevation, central heating radiator and coving to the ceiling. T.V and telephone point. Spacious room for a king size bed and access to the en suite.

En suite: Three piece white suite comprising of a low flush W.C., pedestal wash basin with chrome mixer tap and shower cubicle. Extractor vent and shaver socket point. Central heating radiator, white frosted double glazed UPVC window to the front elevation.

Bedroom two: Double bedroom, central heating radiator, white UPVC double glazed window to the rear elevation.

Bedroom three: Double bedroom, white UPVC double glazed window to the rear elevation, central heating radiator.

Family bathroom: Fitted with a three piece white suite comprising of a low flush W.C, pedestal wash basin with chrome mixer tap and bath with chrome mixer tap. Tiled walls, central heating radiator, extractor vent, white UPVC double glazed frosted window to the side elevation. Large storage cupboard.

Outside: To the front of the property there are two off street parking spaces and access to the integral garage. Paved pathway to access the front door and also the rear garden. The rear garden is well landscaped with a low maintenance gravelled seating area, timber panelled surround, shrub boarder and large lawn area. Exterior lighting to the front, side and rear of the property.

No smoking
Pets Allowed

