



# CASTLE DWELLINGS

BECAUSE YOUR HOME IS YOUR CASTLE

£150,000

RESIDENTIAL SALES



Stumpcross Way, Pontefract

Dont miss out on the opportunity to purchase the amazing, detached family home which can be found at the end of a quite Cul-de-sac . In fantastic order throughout and having a generous private garden to the rear which is ideal for relaxing and entertaining, with a combination of patio areas and lawn. This popular location allows excellent access to M62, local schools and amenities.



- Entrance Hall
- Spacious Lounge
- Modern Kitchen/Diner
- Three First Floor Bedrooms
- Stylish Family Bathroom
- Large Front and Rear Gardens
- Drive with up to Three to Four Parking Spaces
- EPC Grade D

Call 01977 285111 or 01138 800600 to view this property. For more details visit [www.castledwellings.co.uk](http://www.castledwellings.co.uk)

Opening Hours  
Mon - Fri 9am to 5pm  
Sat 10am to 2pm

Castle Dwellings: 22 Bank Street, Castleford WF10 1JD, 1 Ropergate End, Pontefract, WF81JX, 85-87 High Street, Kippax, LS257AH



### Entrance Hall

With laminate floor, radiator, glazed door, staircase to first floor and a window.



### Lounge 11' 11" x 13' 10" (3.62m max x 4.21m max)

With a window to the front elevation, inset living flame gas fire with black marble hearth and back with stained pine fire surround, central heating thermostat, under stairs cupboard, telephone point, coved ceiling and a gas central heated radiator.



### Kitchen/Diner 9' 2" x 15' 0" (2.80m max x 4.56m max)

Fitted with a range of modern base and wall units with work surfaces over, incorporating a large stainless steel sink with draining area to both sides and mixer taps over. Tiled surround, plumbing and space for washing machine and dishwasher, under unit lighting, extractor hood, gas hob and built in oven, radiator, two windows, tiled effect laminate floor and a door leading to the garden.



### Landing 6' 4" x 8' 10" (1.92m max x 2.70m max)

With access to the loft, airing cupboard and a window.



### Master Bedroom 8' 7" x 13' 9" (2.61m max x 4.20m max)

Front facing master bedroom with fitted wardrobes, laminate floor, radiator and a window protruding a rectangular bay.





**Bedroom Two** 8' 7" x 9' 1" (2.61m x 2.78m)

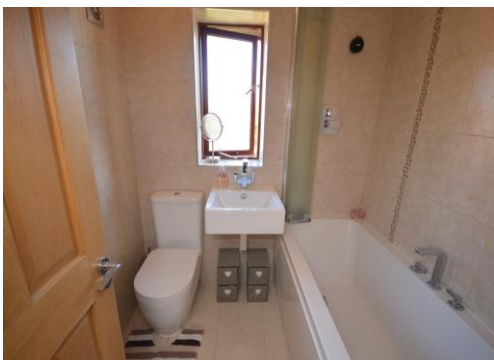
With a window to the rear and a gas central heated radiator.

**Bedroom Three** 6' 4" x 8' 10" (1.92m max x 2.69m max)

Front facing bedroom with laminate floor a window and a gas central heated radiator.

**Family Bathroom** 5' 6" x 6' 1" (1.67m max x 1.86m max)

Fitted with a modern three piece bathroom suite which comprises of a low flush wc, wash hand basin, panelled bath with a power shower over, tiled walls and floor, heated towel rail and a frosted window.

**Front Garden**

Large front garden laid mainly to lawn, flower and shrub beds, outside power point, long tarmac drive with parking space for up to three or four cars.

**Rear Garden**

To the rear of the property is a large enclosed garden laid mainly to lawn with flower and shrub beds, gated access, patio, garden shed, decked area, outside light and tap, with a bricked arch and gate leading to the front garden.



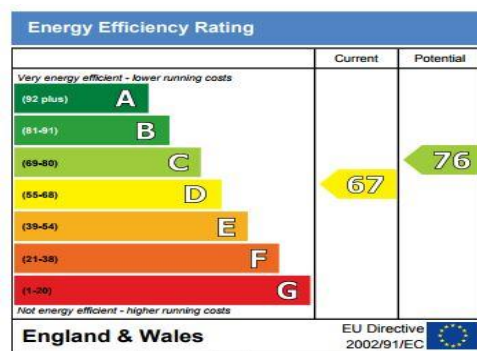


## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC



1. Money Laundering Regulations: Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation to ensure no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars accurate and reliable, these are a general guide to the property, if there are any further details required please contact our office for further information. All fixtures and fittings are excluded from the sale unless specifically mentioned otherwise.

3. Measurements: All measurements are approximate room sizes and should only be used as a general guide. You must verify the dimensions before ordering carpets or any furniture.

4. Services: We have not tested any of the equipment or appliances in this property, we strongly advise prospective buyers to arrange their own survey or service reports before finalising their offer to purchase.

5. These particulars, whilst believed to be accurate are set out as a guideline and do not constitute any part of an offer or contract, none is to be relied upon as statements of representation or fact. Intending purchasers should not rely on them as statements of representation or fact and must satisfy themselves by inspection.