



Kilner Way, Castleford, West Yorkshire

Stunning Four Bedroom House | Large Conservatory | Large open plan Kitchen/ Dining | Walk in Wardrobe | Utility | Ensuite facilities | Spacious Lounge | Designer landscape garden | Garage

4 Bedroom Detached House | Asking Price: **£329,995**

Rosedale
& Jones



Kilner Way, Castleford, West Yorkshire

DESCRIPTION

An immaculate family home with many designer upgrades throughout, situated in a very popular residential development that also enjoys excellent views and commuter links.

Key Features:

- Stunning Four Bedroom House
- Large Conservatory
- Large open plan Kitchen/ Dining
- Walk in Wardrobe
- Utility
- Ensuite facilities
- Spacious Lounge
- Designer landscape garden
- Garage



LOCATION

Check out this stunning family home. Part of the historic town of Castleford - renowned for its Roman roots and vibrant community - it offers excellent connectivity. The M62 is just moments away, ensuring easy access to Leeds, Wakefield, and beyond, while Castleford railway station makes commuting effortless to Leeds, York and Manchester. For leisure, Junction 32 Outlet and Xscape provide fantastic shopping, dining, and entertainment. Families benefit from well-regarded schools, including Ackton Pastures Primary and St Wilfrid's Catholic High School. Kilner Way offers the perfect balance of tradition and modern living - an ideal place to call home.

EXTERIOR

Front

Very low maintenance with off-street parking on the driveway for two cars, in addition to one more within the detached garage.

Rear

A landscaped rear garden, complete with a large section of patio and a raised composite decking area, which makes the space ideal for garden furniture and family gatherings throughout the year. There is also a small grass lawn, which is easy enough to maintain. Out door kitchen area with "Belfast sink" and porcelain tiles. Side access to the garage and front garden. Totally private with stunning views.

INTERIOR - Ground Floor

Entrance Hall

Well presented. Premium specification "Slate" flooring and a Central Heated "Designer" vertical radiator. Double Glazed Composite exterior door to the front aspect. Under stairs storage and plenty of space for coats and shoes. Stunning Panelling throughout.

Lounge

6.58m x 3.14m

This very large and bright stunning room can easily accommodate a selection of furniture layouts, as required. The stunning fire place is the main feature of this room. Premium quality flooring throughout. Central Heated radiator and Double Glazed windows to the front aspect and patio doors leading into the conservatory.

Kitchen

6.56m x 5.03m

The kitchen is extremely generous and is of a contemporary design, ideal for modern living and acting as the family 'hub' of this wonderful home. Upgraded granite worktops with a 1 litre sink and drainer carved into it and a breakfast bar with space for four stools. Appliances include a "Range" double oven gas cooker with 5 rings and a extractor fan, a dishwasher, fridge freezer. Space for a six seated dining suite. Window to front aspect and a central Heated radiator.

Utility Room

More storage cupboards and shelving space with a granite 1 litre sink and drainer carved into it and room for a washing machine. Double glazed down leading into the Conservatory.

W/C

Features include: a W/C, a "Designer " wash basin with unit storage, and an extractor fan with isolation switch. Wall and floor tiling and a designed radiator.

Conservatory

5.15m x 3.32m

The very large and bright spacious conservatory and plenty of room to fit a large dining table and eight chairs and other patio furniture. Can be used all year round. An electric effect log burner provides heat in the winter months and along with the bi folding doors which brings the garden into this stunning room in the summer.

INTERIOR - First Floor

Landing

Spacious and well presented. Central Heated radiator and loft access.

Principle Bedroom

3.85m x 2.95

Plenty of space for a King-size bed and other items of furniture. Central Heated radiator and Double Glazed windows to the rear elevation. Lovely panelling to the feature wall.

En-Suite

Premium tiled walls and flooring, a standing "Rain" shower with glass water guard, a w/c and a floating wash basin with fitted storage units underneath. Central Heated "Designer" towel rack and a frosted Double Glazed window to the rear elevation. Extractor fan with isolation switch.

Bedroom Two

3.99m x 3.33m

A double sized room which can accommodate a range of furniture choices as needed. Build in double wardrobe. Central Heated radiator and Double Glazed windows to the front elevation. Wall panelling.

Bathroom

Beautifully designed once again and complete with premium quality materials. Features include: a large "Egg" bath tub with hand shower. Wash basin with integrated storage, a W/C and extractor fan, with an isolation switch. Designer wall-mounted Central Heated radiator Double Glazed 'frosted' windows to the rear elevation.

Bedroom Three

4.32m x 2.83m

Substantial room which can accommodate a King size bed and additional storage units as required. Currently used as a large "Walk in Wardrobe". Central Heated radiator and Double Glazed windows to the front elevation.

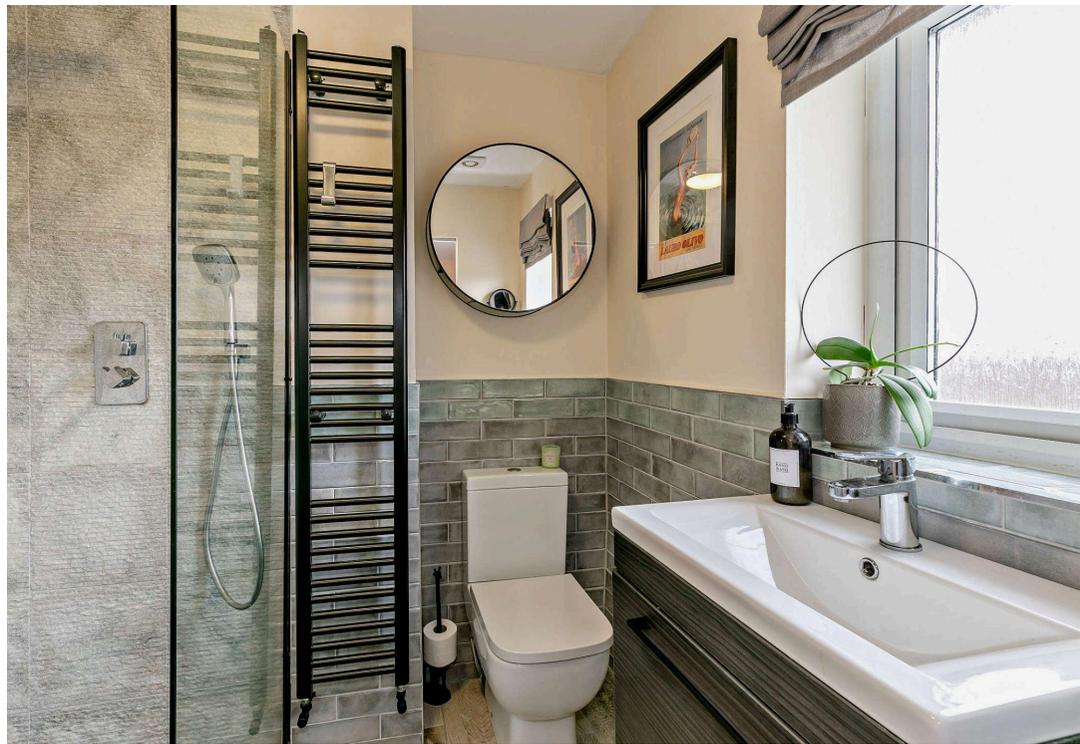
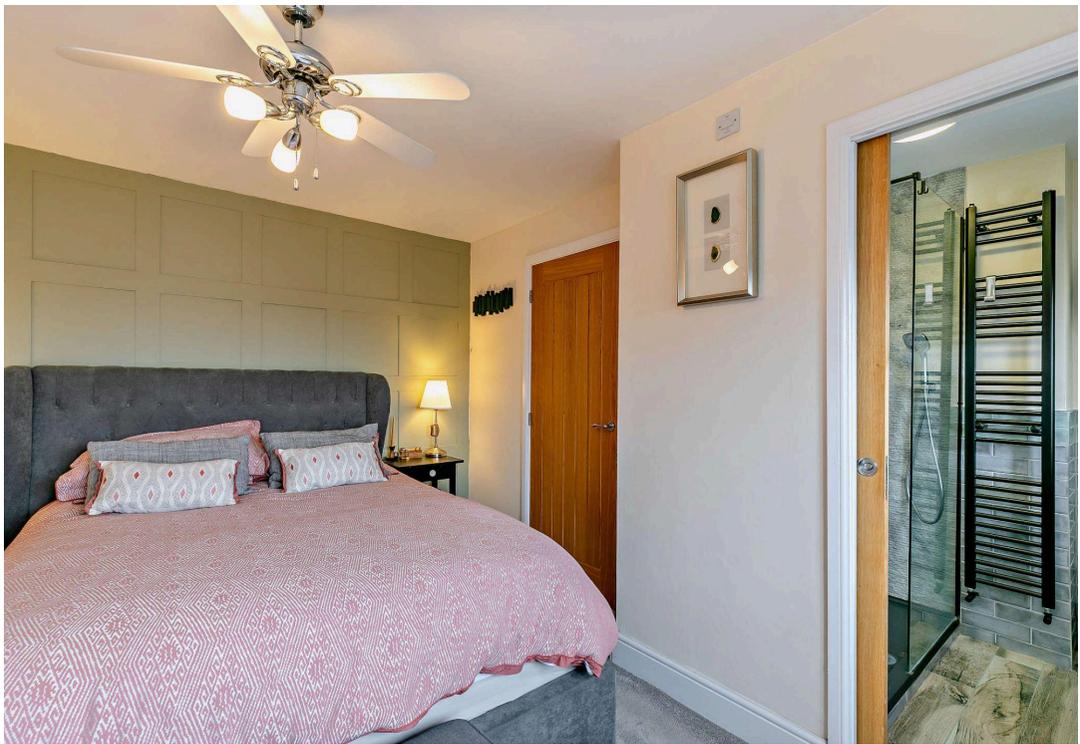
Bedroom Four

3.66m x 2.21m

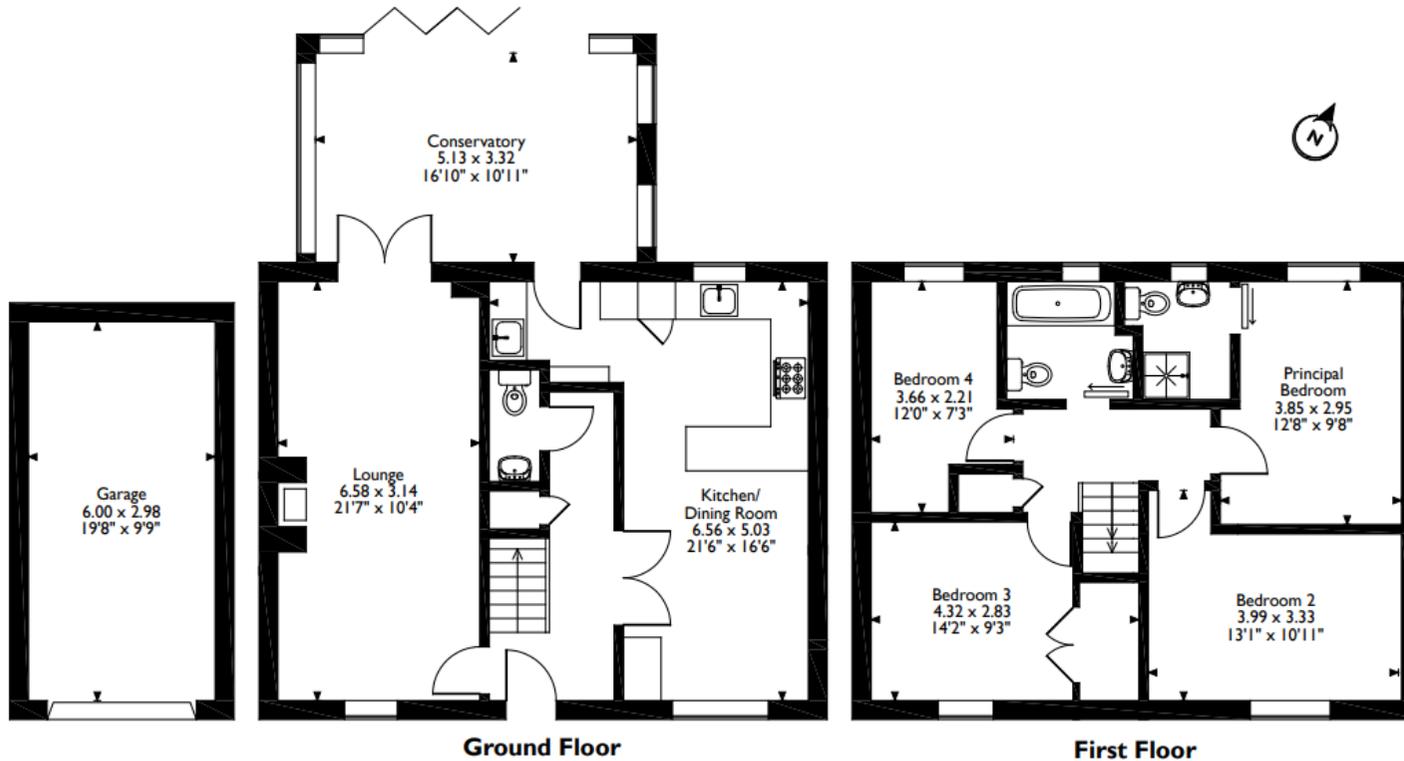
A double sized room which can accommodate a range of furniture choices as needed. Currently used as a home office. Central Heated radiator and Double Glazed windows to the rear elevation.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



27, Kilner Way, Castleford
 Approximate Gross Internal Area
 Main House = 131 Sq M/1410 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Total = 149 Sq M/1604 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

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