



**FOR SALE**

**Foxglove Fold, Castleford,**

**WF10 5UJ**

**4 Bedroom, Semi Detached**

**£240,000**



Movenowproperties are delighted to offer this 4 Bedroom, Semi Detached property for sale. Set over 3 levels with 4<sup>th</sup> bedroom located on the ground floor this versatile property also benefits from garage, offer road parking and attractive enclosed rear garden.

### **Entrance Hall**

A pleasant entrance hall with stairs leading to first floor landing, downstairs wc and doors to utility and bedroom 4 / study.

### **Utility**

**Measurements: 7' 0" x 6' 6" (2.14 x 1.99m)**

Having base units, work surface, sink with drainer and mixer tap, tiled upstand, plumbing for washing machine and external door leading to rear.



### **Downstairs WC / Shower Room**

**Measurements: 3' 0" x 9' 11" (0.93m x 3.03m)**

A useful shower room with low flush wc, pedestal wash basin, shower cubicle and frosted double glazed window overlooking the side.



### **Bedroom 4 / Study**

**Measurements: 8' 8" x 11' 0" (2.65m x 3.36m)**

Currently used as a study this versatile room is also offered as a fourth bedroom with patio doors opening to enclosed rear garden.



### **Stairs & Landing to first floor**

Having carpet flooring, double glazed window overlooking the front and side allowing lots of natural light and doors to living room and kitchen / diner.

## Living Room

**Measurements: 13' 9" x 15' 6" (4.20m x 4.74m)**

A spacious living area with laminate flooring, double glazed windows overlooking the side and rear with patio doors and juliet balcony to the rear. This room also benefits from double door opening to kitchen / dining room.



## Kitchen / Diner

**Measurements: 14' 9" x 8' 8" (4.51m x 2.65m)**

Offering a range of wall and base units with complementary work surfaces, recessed spot lights, 1.5 sink with drainer and mixer tap, integrated wine rack, freestanding gas oven and hob, double glazed window overlooking the front.



## Stairs and landing to second floor

Having carpet flooring, useful storage cupboard housing water cylinder and loft hatch with loft ladders.

## Bedroom 1

**Measurements: 12' 3" x 13' 6" (3.74m x 4.14m)**

A double bedroom with carpet flooring, radiator, patio doors with Juliet balcony and door to en-suite.



## En-Suite

**Measurements: 7' 7" x 5' 8" (2.33m x 1.73m)**

Having low flush wc, pedestal wash basin, shower cubicle and frosted double glazed window overlooking the front.

## Bedroom 2

**Measurements: 9' 5" x 10' 9" (2.89m x 3.29m)**

Another double bedroom with carpet flooring, radiator and double glazed window overlooking the rear.



## Bedroom 3

**Measurements: 6' 7" x 10' 9" (2.03m x 3.29m)**

Another good sized bedroom with carpet flooring, radiator and double glazed window overlooking the rear.



## Bathroom

**Measurements: 6' 4" x 6' 10" (1.95m x 2.10m)**

A modern bathroom with a 3 piece suite, low flush wc, pedestal wash basin, bath and part tiled walls.



## Outside

To the front of the property is a drive offering off road parking for 2 vehicles, garage with electric rotary garage door and access to rear garden.

To the rear of the property is an attractive low maintenance garden with fenced boundaries.



## Tenure

Freehold

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	77	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

## Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

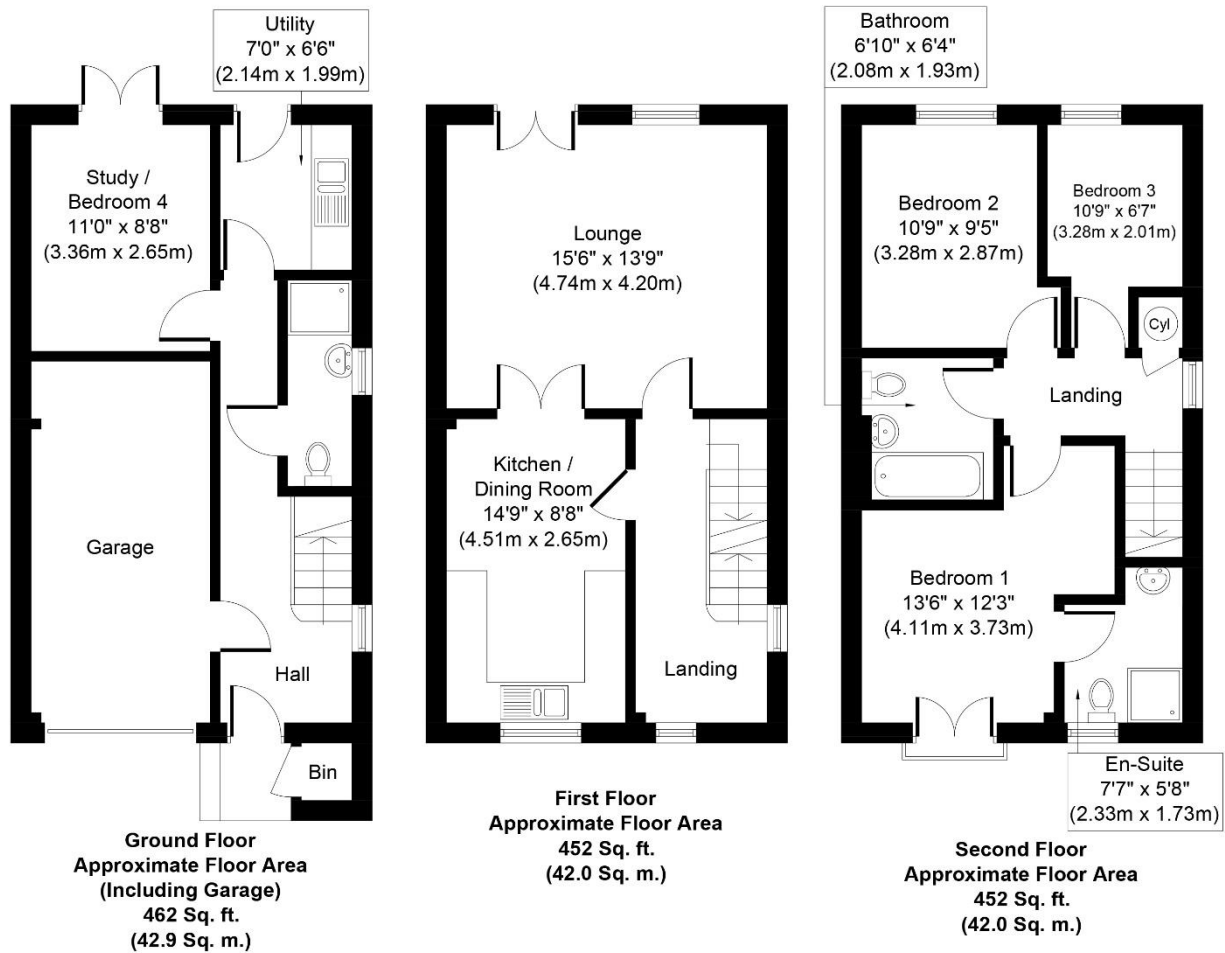
## Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](http://Movenowproperties.com) 01924 249349 / [info@movenowproperties.com](mailto:info@movenowproperties.com)

## Floor 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 these floor plans.



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 mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | [www.houseviz.com](http://www.houseviz.com)

## DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.