



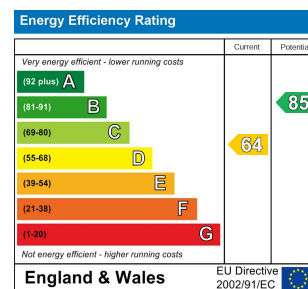
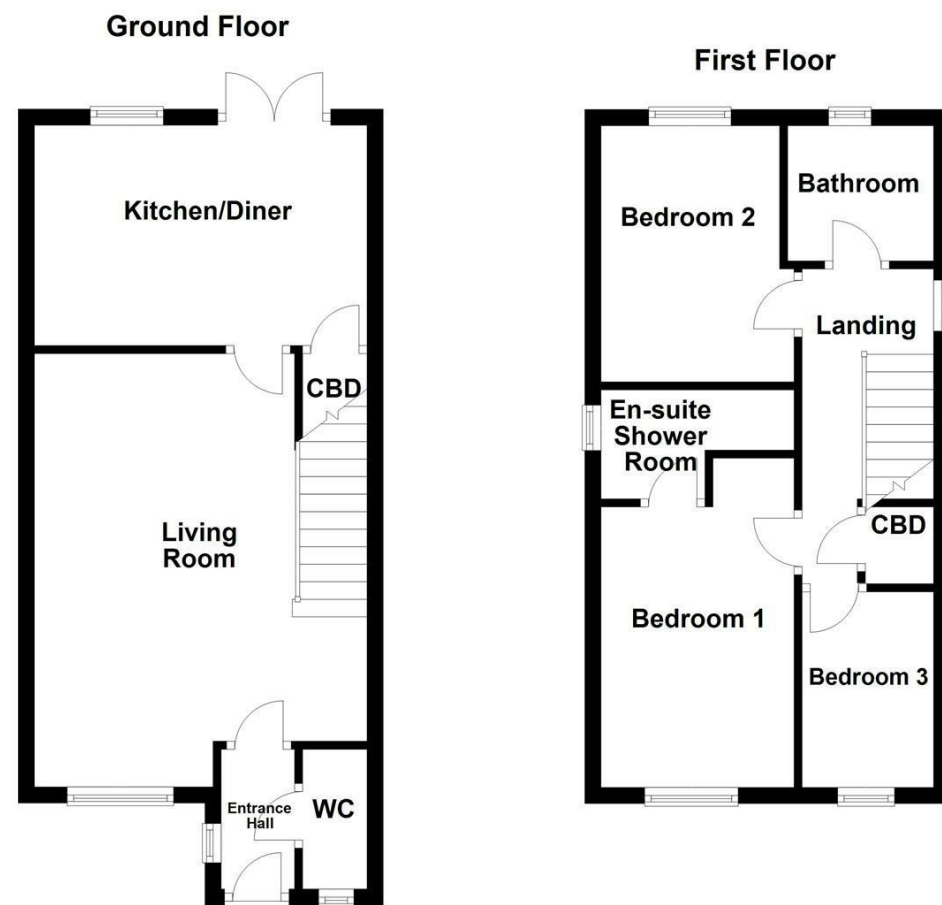
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## 37 Castle Meadows, Hall Green, WF4 3QJ

### For Sale Freehold Offers In The Region Of £225,000

Enjoying a tucked away position in this modern development is this three bedroom detached family home benefiting from well proportioned accommodation throughout, off road parking and front and rear gardens.

The property briefly comprises of the entrance hall, downstairs w.c., living room and kitchen/diner. The first floor leads to three bedrooms, with the principal bedroom boasting en suite shower facilities and the house bathroom/w.c. Outside to the front, the garden is laid to lawn with a paved pathway leading to the front door and a tarmac driveway providing off road parking leading to the single semi detached garage. The rear garden is laid to lawn and enclosed by timber fencing.

The property is located close to local amenities such as shops and schools, with Dane Royd Junior & Infants School only minutes away. For those who enjoy idyllic walks, Newmillerdam Country Park is only a short distance away. Main bus routes run to and from Wakefield city centre and Junction 39 of the M1 motorway is close by, for those who wish to commute further afield.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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#### ACCOMMODATION

##### ENTRANCE HALL

Doors to the living room and downstairs w.c. Double glazed timber framed window to the front and central heating radiator.

##### W.C.

27' x 58" [0.8m x 1.73m]

Double glazed frosted timber framed window to the front, central heating radiator, low flush w.c. and ceramic wash basin built into a storage unit and tiled splash back.

##### LIVING ROOM

14'4" x 17'7" [max] x 15'9" [min] [4.38m x 5.37m [max] x 4.82m [min]]

Stairs to the first floor landing, two central heating radiators, two double glazed timber framed windows to the front, door to the kitchen/diner and gas fire with marble hearth, surround and wooden mantle.



##### KITCHEN/DINER

90" x 14'4" [2.75m x 4.37m]

Range of wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back, space and plumbing for a fridge freezer, integrated oven and four ring gas hob with extractor hood above, space and plumbing for a washing machine. Timber framed double glazed window to the rear, set of UPVC double glazed French doors leading to the rear garden, central heating radiator and access to the understairs storage.



##### FIRST FLOOR LANDING

Timber framed double glazed window to the side and doors leading to three bedrooms and the house bathroom. Loft access.

##### BEDROOM ONE

8'4" x 13'6" [max] x 11'6" [min] [2.55m x 4.12m [max] x 3.51m [min]]

Timber framed double glazed window to the front and central heating radiator. Door to the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

4'4" x 8'3" [max] x 4'6" [min] [1.34m x 2.52m [max] x 1.39m [min]]

Double glazed frosted timber framed window to the side, central heating radiator, ceramic wash basin built into storage unit, shower cubicle with shower head attachment and glass shower screen. Extractor fan and partially tiled.

##### BEDROOM TWO

7'11" x 10'5" [2.42m x 3.2m]

Timber framed double glazed window to the rear and central heating radiator.



##### BEDROOM THREE

8'7" x 5'8" [2.62m x 1.75m]

Timber framed double glazed window to the front and central heating radiator.

##### BATHROOM/W.C.

5'6" x 6'1" [1.7m x 1.87m]

Partially tiled, extractor fan, timber framed double glazed window to the rear, central heating radiator, low flush w.c., ceramic wash basin built into storage unit and panelled bath with mixer tap and shower head attachment.



##### OUTSIDE

The garden is laid to lawn with a pebbled area and planted features with a paved

pathway leading to the front door. A tarmacadam driveway provides off road parking leading to the single semi detached garage with manual up and over door. To the rear, the garden is laid to lawn with planted features and fully enclosed by timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### 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.

##### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.