

**3 Kilner Way, Hightown,  
Castleford, WF10 5FX**



- # Excellent opportunity for a first time buyer or young family
- # 3 Bedroom, 2 Bathroom Mid Through Town House
- # Established and popular position
- # UPVC double glazing and gas fired central heating
- # Modern fitted kitchen with built in oven and hob, ground floor cloak/w.c.
- # Two car parking spaces to front
- # Enclosed rear garden
- # Energy Rating

**GUIDE PRICE**

**£195,000**

## DESCRIPTION

Built in 2011 by Barratt Homes this modern through Town House in a block of 3 properties is situated within an established and popular location. Having gas fired central heating and UPVC double glazing the accommodation would ideally suit a young family or first time buyer. The ground floor incorporates a cloakroom/w.c. and a modern fitted kitchen that includes a built in oven and hob. To the first floor there are three bedrooms of which the master bedroom has fitted wardrobes and an en-suite shower/w.c. together with Juliette balcony to the front. The rear second bedroom also has fitted wardrobes and the bathroom contains a modern white 3-piece suite. Outside there are two car parking spaces to the front and an enclosed lawned garden to the rear.

**The accommodation comprises: -**

### GROUND FLOOR

**FRONT ENTRANCE HALL** with central heating radiator and: -

**CLOAKROOM** with a white suite comprising of a low flush w.c. and corner wash basin, central heating radiator.

**LOUNGE:** - 17ft 8in x 12ft 3in (5.39m x 3.73m) overall with two central heating radiators.

**DINING KITCHEN:** - 14ft 11in x 9ft (4.57m x 2.76m) and is fitted with a range of modern base and wall mounted cupboard/drawer units with worktops and matching upstand, stainless steel sink unit, built in electric oven with gas hob and extractor hood above, useful store cupboard under stairs, central heating radiator and French doors open onto the rear garden and patio.

**STAIRCASE** with handrail leads to: -

### FIRST FLOOR

**LANDING** with access to roof space.

**FRONT BEDROOM No. 1:** - 11ft 11in x 8ft 3in (3.63m x 2.53m) and having fitted and built in wardrobes and having a pair of French doors that open onto a Juliette balcony to the front.

**EN-SUITE** has a modern suite that comprises of a shower cubicle, pedestal wash basin and low flush w.c. Extractor fan and a central heating radiator.

**REAR BEDROOM No. 2:** - 10ft 2in x 8ft 5in (3.1m x 2.57m) includes fitted wardrobes and a central heating radiator.

**FRONT BEDROOM No. 3:** - 8ft 8in x 6ft 5in (2.65m x 1.96m) with central heating radiator.

**BATHROOM** contains a modern white 3-piece suite that incorporates a rectangular panelled bath with shower attachment, pedestal wash basin and low flush w.c. Part tiled walls, central heating radiator and extractor fan.

### OUTSIDE

Outside the property is accessed over a shared driveway to the front up to two car parking spaces and there is an enclosed garden area to the rear that incorporates a lawn and paved patio.

**SERVICES** All Mains Services are assumed to be connected and gas central heating is supplied by the wall mounted 'Ideal' gas boiler that is located in the kitchen.

**TENURE** Freehold.

**COUNCIL TAX** Wakefield MDC Band 'B'

**VIEWING** Strictly by prior appointment with the Agents



Measurements are approximate. Not to scale. Illustrative purposes only  
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**NOTE TO PROSPECTIVE PURCHASERS:**

**Room measurements & Floor Plans:**

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

**Tenure & Boundaries:**

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**Services:**

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers.

**Fixtures & Fittings**

The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars. Photographs are for a guide only.

**Additional Information:**

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.

