

# 5 Arnall Street, Whitwood, Castleford, WF10 5WG



Holroyd Miller have pleasure in offering for sale this well presented modern detached family home situated on this popular and convenient development on the outskirts of Whitwood with easy access to the motorway network for those travelling throughout the region, having both gas fired central heating, double glazing. The spacious and well-planned accommodation briefly comprising; entrance reception hallway with cloakroom/wc, open plan kitchen/diner with a comprehensive range of built in appliances, living room with French doors leading onto the large conservatory with bi-folding doors. To the first floor, four good sized bedrooms, master bedroom having en suite shower room, stunning house bathroom. Outside, ample off-street parking leads to single car garage, large and enclosed low maintenance rear garden with artificial turf. A popular and convenient location close to local schools and amenities yet easy access to the M62/M1 motorway network for those travelling throughout the region. Offered with No Chain, Viewing Essential.

Asking Price:

**£325,000**

EPC Rating: B



**Ground Floor Entrance Reception Hallway** With double glazed entrance door, feature open staircase, central heating radiator.

#### **Cloakroom**

Having pedestal wash basin, low flush w/c, central heating radiator.

**Kitchen/Diner** 21'4" x 10'6" (6.5m x 3.2m). Fitted with a matching range of high gloss cream fronted wall and base units, contrasting worktop areas, inset sink unit and drainer with mixer tap unit, integrated double oven and hob with extractor hood over, fridge and freezer, dishwasher, integrated wine rack, downlighting to the ceiling, tiled floor, double glazed window, two central heating radiators, feature pelmet lighting.

**Living Room** 17'5" x 10'8" (5.3m x 3.25m). With double glazed window and French doors leading onto the conservatory.

**Conservatory** 14'2" x 8'8" (4.32m x 2.64m). With laminate wood flooring, bi-folding doors leading onto the rear garden, being double glazed making this an excellent entertaining space.



For additional information and full photo gallery please visit [www.holroydmiller.co.uk](http://www.holroydmiller.co.uk)



**Stairs lead to...**

**First Floor Landing**

With double glazed window, balustrade, useful storage cupboard and airing/cylinder cupboard, central heating radiator, double glazed window.

**Master Bedroom** 12'4" x 11'7" (3.76m x 3.53m).

With fitted wardrobes, double glazed window, central heating radiator.

**En Suite Shower Room**

Comprising; pedestal wash basin, low flush w/c, large shower cubicle, tiling, double glazed window, chrome heated towel rail, downlighting to the ceiling.

**Bedroom to Rear** 10'4" x 10'4" (3.15m x 3.15m).

With double glazed window, central heating radiator.



**House Bathroom**

Furnished with modern white suite comprising; pedestal wash basin, low flush w/c, panelled bath with shower over, tiling, downlighting to the ceiling, chrome heated towel rail.

**Bedroom to Front** 9'3" x 10'4" (2.82m x 3.15m).

With double glazed window, central heating radiator.



**Bedroom to Front** 10'5" x 10'1" (3.18m x 3.07m).

With fitted wardrobes, double glazed window, central heating radiator.

**Outside**

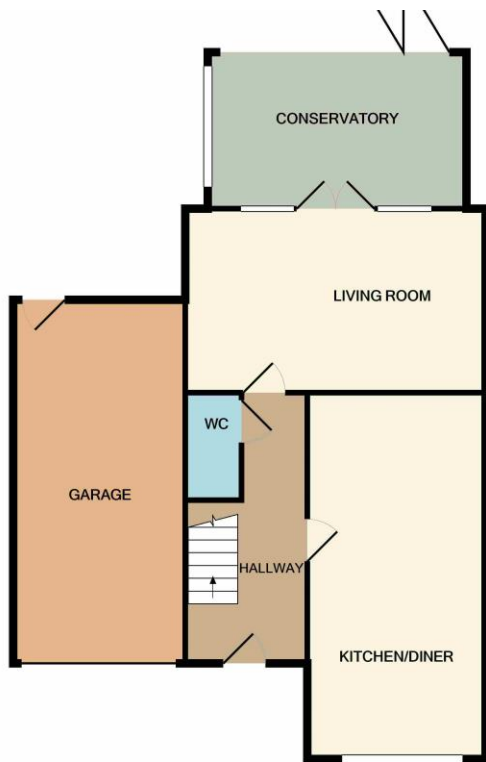
Open plan lawn garden to the front, tarmac driveway provides ample off-street parking leading to single car garage (6.35m x 3.06m) with up and over door, power and light laid on, plumbing for automatic washing machine and central heating boiler, pathway to the side leads to large, enclosed garden with artificial turf and paved patio area.

**Council Tax Band** - E

**Tenure** - Freehold

**Viewing** - By appointment through Holroyd Miller





TOTAL APPROX. FLOOR AREA 1608 SQ.FT. (149.4 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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