

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

7 Gregory Road, Castleford, WF10 4PH

Offers Over £125,000

Property Images



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## Property Images



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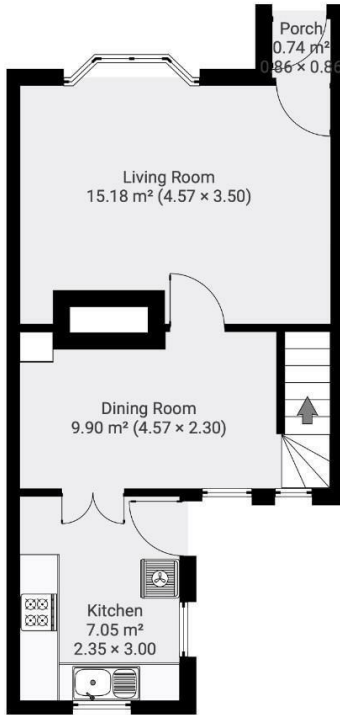
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Property Images

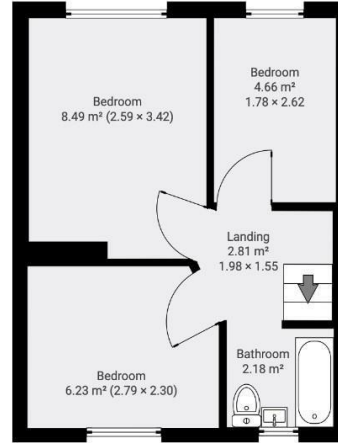
# HUNTERS®

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GROUND FLOOR



FIRST FLOOR



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Situated in a quiet sought after residential area, is this 3 bedroom end terraced, perfect for investors or first time buyers.

The property briefly comprises of entrance/porch, living room, dining room and kitchen to the ground floor. To the first floor is landing/hall, three bedrooms and the family bathroom. The living room provides a wall mounted gas fire place, placed on a feature brick wall. The dining room, perfect for entertaining offers, space for 4 seater dining and integrated cupboards, excellent for storage. The kitchen offers a wide range of units to wall and base level, tiled splash back and integrated trinity oven.

The first floor provides two good sized bedrooms and a further smaller bedroom. The second bedroom includes fitted units with over head cupboards for further storage. The family bathroom provides, wash hand basin, W.C and bath with shower over and part tiling to walls.

Externally, to the front of the property is smaller front garden with lawned area and mature shrubs and greenery boarder, and a pathway leading down the side of the property to the rear garden. To the rear is a private enclosed rear garden surrounded by mature shrubs and greenery with a further outbuilding for extra storage space.

## Features

- EPC RATING E • COUNCIL TAX BAND A • NO CHAIN • TWO RECEPTION ROOMS • FRONT & REAR GARDEN • PERFECT INVESTMENT/FIRST TIME BUY • EASY ACCESS TO MOTORWAY NETWORK • CLOSE TO LOCAL AMENITIES • OUTBUILDINGS • FREEHOLD