

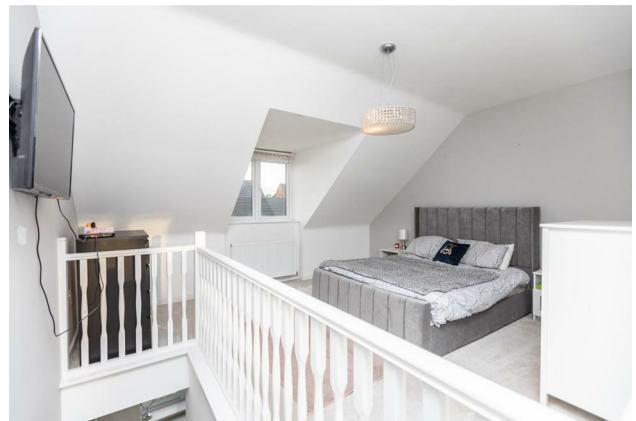
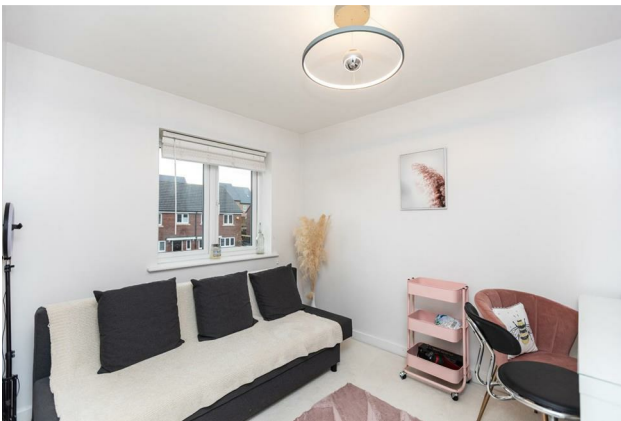
# HUNTERS®

HERE TO GET *you* THERE

**49 Haydock Avenue, Castleford, West Yorkshire, WF10 5XT**

**Offers In Excess Of £235,000**

**Property Images**



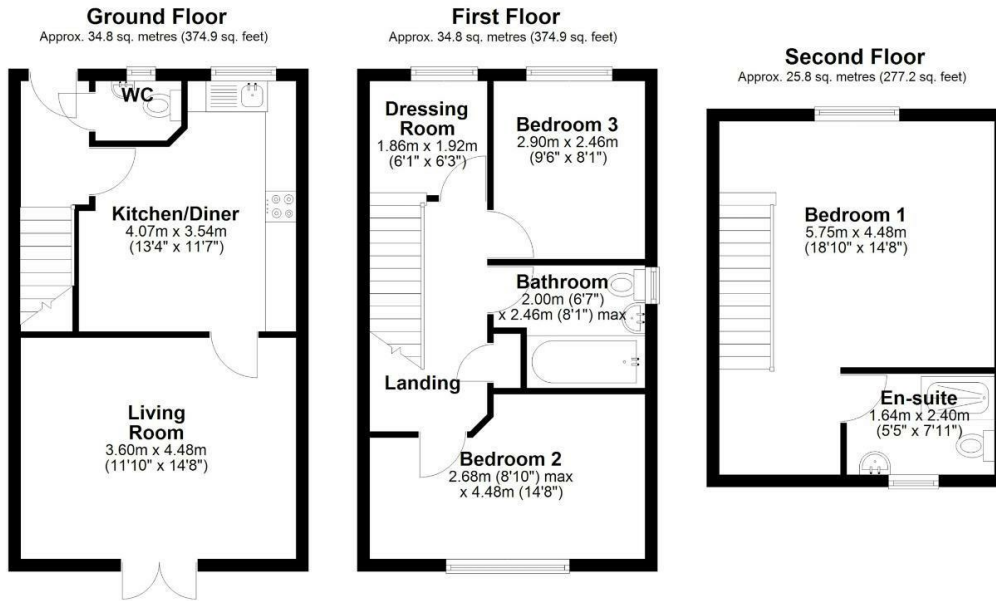
# HUNTERS<sup>®</sup>

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## Property Images



## Floorplan



Total area: approx. 95.4 sq. metres (1027.0 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>85</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 &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

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

The property briefly comprises of a entrance hallway with access to the Downstairs WC with 2 piece suite - Low level flush WC and hand wash basin, Generously sized living room with patio doors to rear allowing natural light and handy storage cupboard. Spacious kitchen/diner with a range of modern grey gloss units to wall and base levels, integrated fridge freezer, washing machine, dishwasher, oven and extractor.

To the first-floor accommodation leading off the landing/hallway is access to the Second and third bedroom, family bathroom, dressing room/study and access to the second floor. The family bathroom includes bath with shower over, sink and W.C complimented with cream ceramic tiling throughout. The first-floor accommodation includes a dressing room/study to the end of the hallway perfect for multi use.

Entering the third floor of the property is the Master bedroom with en-suite. The master bedroom offers fitted wardrobes and UPVC window to the front aspect. The En-suite includes Shower, Wash basin, W.C and integrated cupboard excellent for extra storage.

Externally to the front of the property is a driveway and gravelled buffer garden with outdoor electrical points.

To the rear of the property is a large enclosed garden with grassed area and decking to the side perfect for those summer evenings and entertaining.

**VIEWING IS ESSENTIAL TO TRULY APPRECIATE WHAT THIS MODERN HOME HAS TO OFFER.**

## **Features**

**• OVER 3 FLOORS • SPACIOUS THROUGHOUT • MODERN DEVELOPMENT • LARGE REAR GARDEN • EPC RATING B • COUNCIL TAX BAND C • EN SUITE TO MASTER • GROUND FLOOR WC • CLOSE TO TOWN CENTRE AND TRANSPORT LINKS • VIEWING IS ESSENTIAL**