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SALES & LETTINGS

92 Ferrybridge Road, Castleford, WF10 4JR

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HERE TO GET *you* THERE

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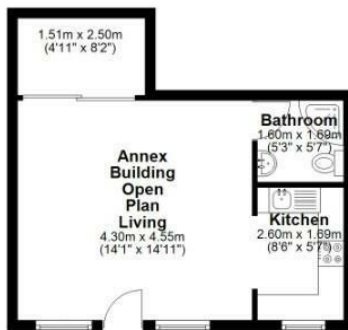
Offers In Excess Of £600,000

Hunters are extremely proud to introduce to the market this Victorian detached property situated in one of the most prestigious locations in Castleford. This property has been through a full sympathetic refurbishment with its current owners and is now a luxurious family home with quality fittings and modern yet traditional features throughout. With its expansive range of rooms and separate detached annexe it provides excellent opportunity for flexible family living. Viewing is absolutely essential to get a real feel for the property on offer.

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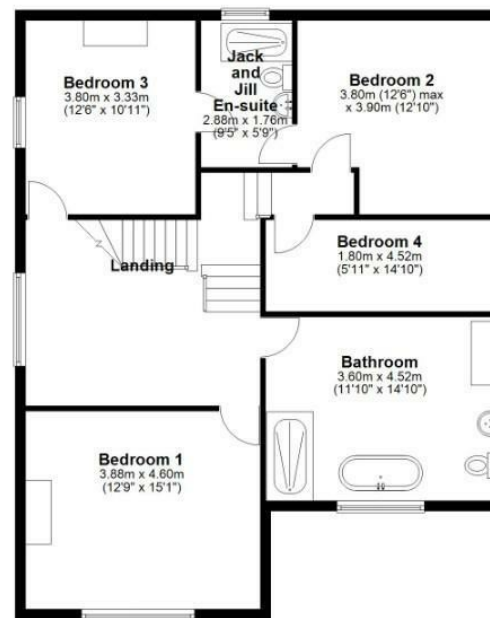
Ground Floor

Approx. 134.8 sq. metres (1451.5 sq. feet)



First Floor

Approx. 96.4 sq. metres (1037.3 sq. feet)



Total area: approx. 231.2 sq. metres (2488.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	73
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		

Ground Floor Accommodation

The ground floor is centred around three expansive rooms namely;

Breakfast kitchen with high ceilings and hardwood floors, complete with everything you could hope for and more from a property of this calibre; a range of shaker style base units finished in anthracite grey complimentary worktops and upstands, integral appliances, Belfast sink, space for a Rangemaster cooker, space for an American fridge freezer, a large island to the centre creating a welcoming entertainment space and patio doors providing access to a decked dining area in the garden.

Relaxing lounge with large dual aspect windows, cast iron feature fireplace and ample space for your choice of living room furniture

Further reception room which is currently used as a fifth bedroom but would also make a great formal dining room or playroom for the children. The room itself has beautiful views out to the garden and follows the theme of the house with high ceilings and complimentary coving.

Further to the main rooms the property also benefits from a rather grand hallway which the current owners use as a dining area, it makes the perfect location at the heart of the house for family get togethers and the open staircase really showcases the period features that continue throughout the home.

The ground floor also offers access to the cellar providing extensive storage but could easily be converted into a useable space. There is also a generous utility room with a range of cupboards and the necessary space and plumbing for a washing machine and dryer.

Within the utility room is a downstairs cloakroom with WC and basin

First Floor Accommodation

Upstairs are four bedrooms, jack and jill ensuite bathroom and the family bathroom. The landing provides access to all first floor rooms and the high ceilings and views from the landing are outstanding. The current owners restored the large window on the spacious landing to resemble the original stained glass one which is one of the most elegant features of the property.

The master bedroom is airy yet tranquil and cosy, with a feature cast iron fireplace, large arched window with views out over the surrounding park, stylish fitted furniture and panelling. Two further double bedrooms also benefit from the luxurious feel of the property with jack and jill ensuite shower room and the fourth bedroom is currently used as a home office with equally amazing views out but is easily a double bedroom.

The family bathroom is a real feature of this property with large roll top freestanding bath situated perfectly under the window, double rainfall shower, basin and wc.

External


Externally the generous grounds of this property provide multiple areas for children to play, dogs to run and adults to relax. As the property sits centrally within the garden there is always a spot to find the sun in the summer months and there are lots of options for keen gardeners! There is a driveway suitable for multiple vehicles and space to the rear of the driveway to build a garage for those that wish to subject the relevant planning consent.

Annexe

The current owners converted the original garage into a self contained studio annexe for their son complete with high quality fittings throughout, kitchenette,

living/bedroom area, shower room and fitted wardrobes. This is the perfect space for relatives or guests or could even be used as a holiday let! To the right of the annexe is a small garden area. For buyers who would like a garage there is ample space within the grounds of the property to build one, or of course to convert the annexe back.

Energy Efficiency Rating

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<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









