

HUNTERS[®]

HERE TO GET *you* THERE

22 Green Lane, Cutsyke, Castleford, West Yorkshire, WF10 5JL

Offers In Excess Of £290,000

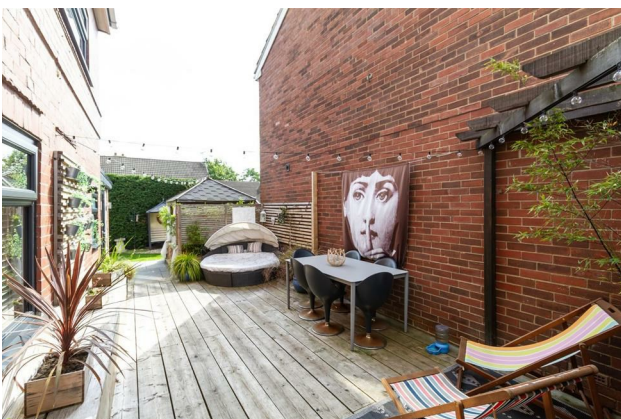
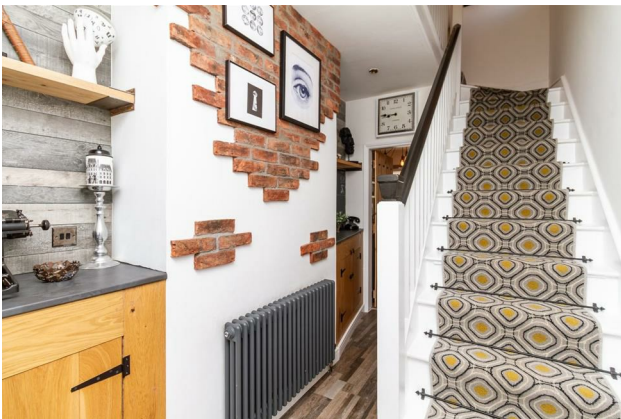
Property Images



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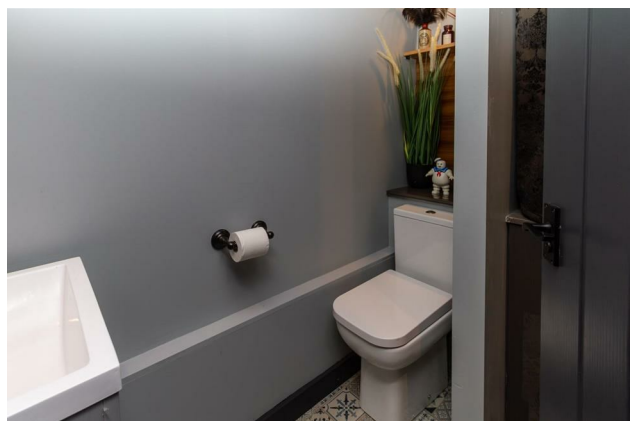
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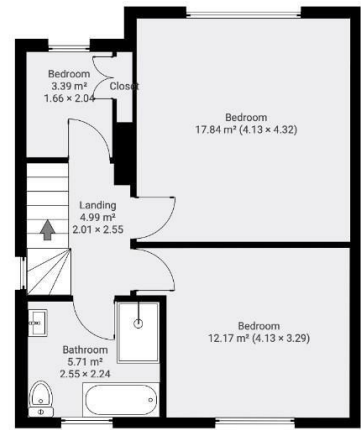
Property Images



GROUND FLOOR



FIRST FLOOR



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

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

Summary

Situated in a popular residential area within Castleford is this substantial 3-bedroom detached home occupying a large plot. This beautiful family home provides gardens to four sides with ample off-street parking and boasts modern kitchen, extra living space and plenty of areas to entertain.

The property briefly comprises of entrance/hallway, kitchen/diner, downstairs w.c and living room to the ground floor. To the first-floor accommodation is three bedrooms and the family bathroom. The living room offers large UPVC windows to the front aspect, which provides an abundance of natural daylight to the room, a recess with tiling behind housing the solid fuel burner, perfect for those colder winter months. The newly fitted kitchen/diner runs the full length of the property, offering a wide range of modern units to wall and base level, with solid wood worktops and upgraded integrated appliances with boiling tap and a working period fireplace. The dining area provides a fitted seating area, suitable for 8 people, and has access to the rear of the property through the patio doors. The property offers two double bedrooms, with fitted fireplace and marble hearth with wooden surround to the master. The further single bedroom offers a closet perfect for further storage. The modern house bathroom, showcases a rectangular bath with chrome water fall mixer tap, low level flush w.c, vanity basin set in a contemporary walnut effect unit, and a separate walk-in double shower cubicle with tiling throughout.

Externally the property offers a separate self-contained annex, with tea point, perfect for outdoor relaxation or working from home which is modernized to a high spec with seating area and separate wc. To the rear is also a decked area with private seating area, space for a hot tub and a further grassed area with mature shrubs and greenery. The property has been extensively renovated with new roof, windows, central heating and landscaping, providing the perfect family home.

Features

- EPC RATING D • FREEHOLD - COUNCIL TAX BAND C • SUBSTANTIAL PLOT • AMPLE OFF ROAD PARKING • LOVELY DETACHED FAMILY HOME • DOWNSTAIRS W.C • POPULAR RESIDENTIAL AREA • AMPLE ENTERTAINING AREAS • GOOD SIZED GARDENS • BEAUTIFULLY PRESENTED