

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## West Street

Castleford, WF10 1LF

Offers In Excess Of £80,000



Hunters bring to the market an ideal property for the investor or a buyer fancying a project. The property is situated very close to the town centre with street parking via a permit and within walking distance to the train and bus stations making it ideal for commuters working in Leeds, Wakefield etc.

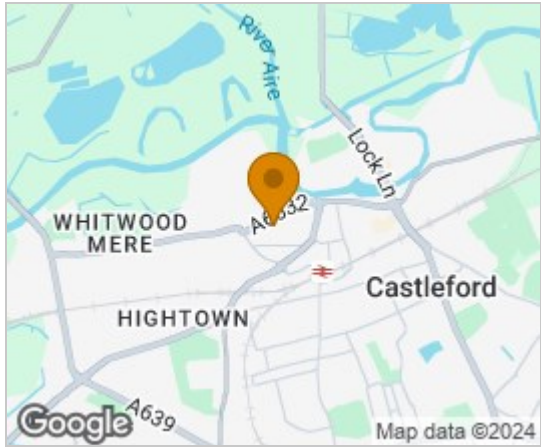
The front of the property abuts West Street and has an entrance door into the lounge with an Adam Style surround, marble hearth, back and inset fire and large window overlooking the front aspect. An inner lobby leads to the 2nd reception room/kitchen/diner currently fitted with a base unit and worktop surfaces incorporating an inset stainless steel sink with mixer tap, plumbing for an automatic washing machine and a gas central heating boiler. An understairs cupboard provides storage and a window overlooks the rear. Tiled flooring runs through into an extension fitted with base, wall and display units with worktop surfaces and cooker point and a window overlooking the side aspect with a rear entrance door.

To the first floor is a single bedroom and a double bedroom with fitted furniture comprising of wardrobes, drawers and display cabinets. A family bathroom fitted with a three piece suite consisting of a rectangular bath, pedestal hand wash basin and a WC. A staircase leads to another bedroom housed in the loft with a dormer window overlooking the front aspect.

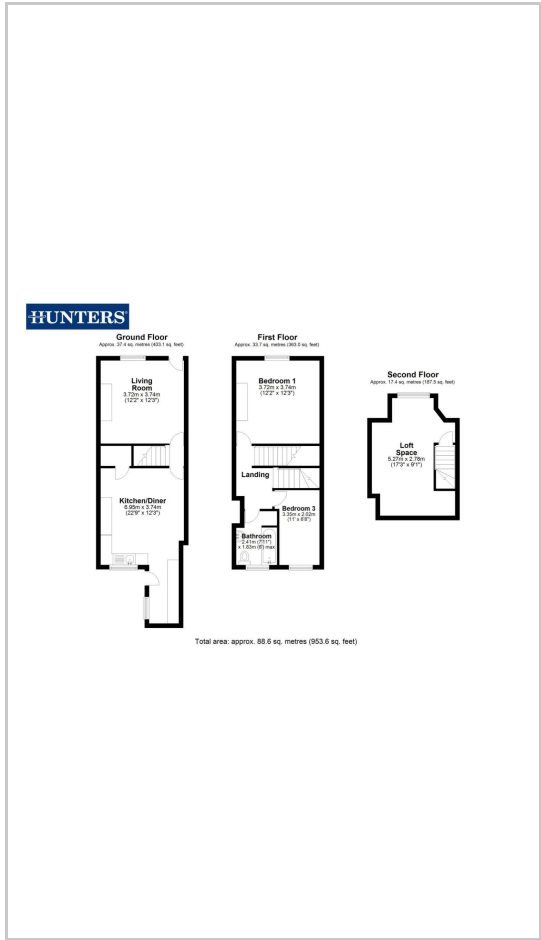
With lots of space this really could make a wonderful home, book your viewing today!



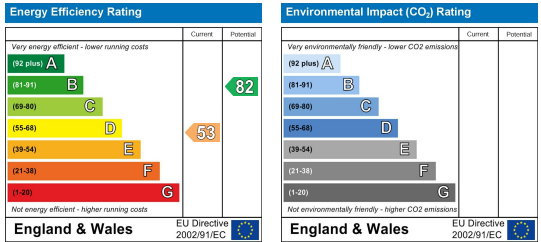
# Area Map



# Floor Plans



# Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.