

# HUNTERS®

HERE TO GET *you* THERE

**27 Pasture Drive, Whitwood, Castleford, WF10 5TL**

**£295,000**

**Property Images**



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## Property Images



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## Property Images

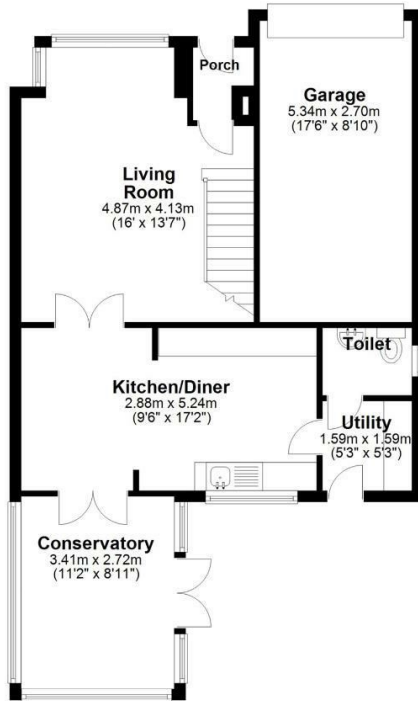
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## HUNTERS®

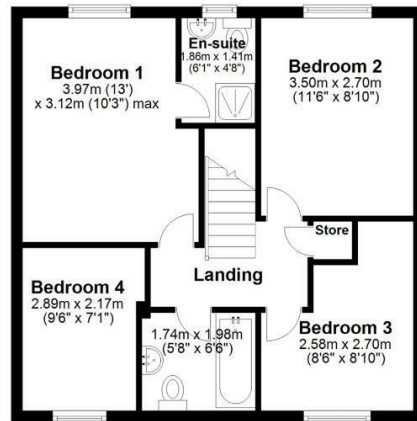
### Ground Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



### First Floor

Approx. 48.3 sq. metres (520.1 sq. feet)

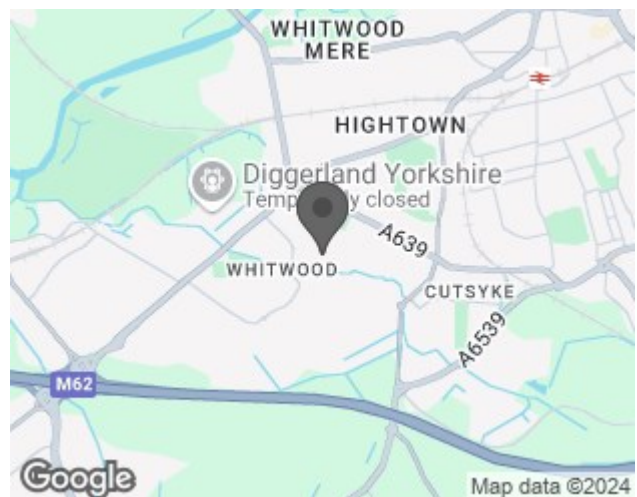


Total area: approx. 112.5 sq. metres (1210.7 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>64</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 Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Hunters are pleased to offer to the market this wonderful four bedroom detached property in a cul-de-sac location with an enclosed rear garden that has a good degree of privacy. The development has pathways and a beck running through making it a lovely space to have a stroll.

The property comprises a living room with an open staircase leading to the first floor accommodation, a ground floor cloakroom/WC, utility room with plumbing and spaces for an automatic washing machine and a tumble dryer. Glazed doors lead from the living room to the dining kitchen fitted with base and wall units incorporating a stainless steel 1½ bowl sink, inset gas hob with an extractor fan over and an electric oven. The dining area of the kitchen has French doors leading to the conservatory with wonderful views of the enclosed garden that is laid to lawn with an area of the garden designed for outside entertaining and a further decked patio close to the house. The front of the property has parking for two vehicles and an additional lawn and access to the integral garage.

To the first floor are four bedrooms all having fitted wardrobes, bedroom one also having an ensuite shower room. The family bathroom is fitted with a white suite comprising of a rectangular bath, vanity hand wash basin with unit below and worktop surface and a WC.

Close to major motorways and public transport this property is ideal for the commuter. Schools are also close by. Book your viewing today to avoid disappointment.

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## Features

• FREEHOLD • NO CHAIN • COUNCIL TAX BAND D • CUL-DE-SAC LOCATION • PERFECT FAMILY HOME • EPC GRADE D • PRIVATE ENCLOSED REAR GARDEN • GARAGE • VIEWING ESSENTIAL • CLOSE TO TRANSPORT LINKS