

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Smawthorne Lane

Castleford, WF10 4ER

Offers Over £200,000



What a pleasure for Hunters to bring to the market this well maintained spacious three bedroom home with modern sash windows, high ceilings, decorative coving, stained glass and traditional fireplaces. The property has modern fixtures but still maintains its character.

Entrance to the property is via the front buffer garden, an entrance door leads to the hallway giving access to the living room, dining room, kitchen and the first floor accommodation.

The kitchen is extensively fitted with wall and base units incorporating a Belfast sink and wood worksurfaces. Additionally to the ground floor is a well appointed utility room with skylight window, base units and work surface, a downstairs WC and a delightful conservatory.

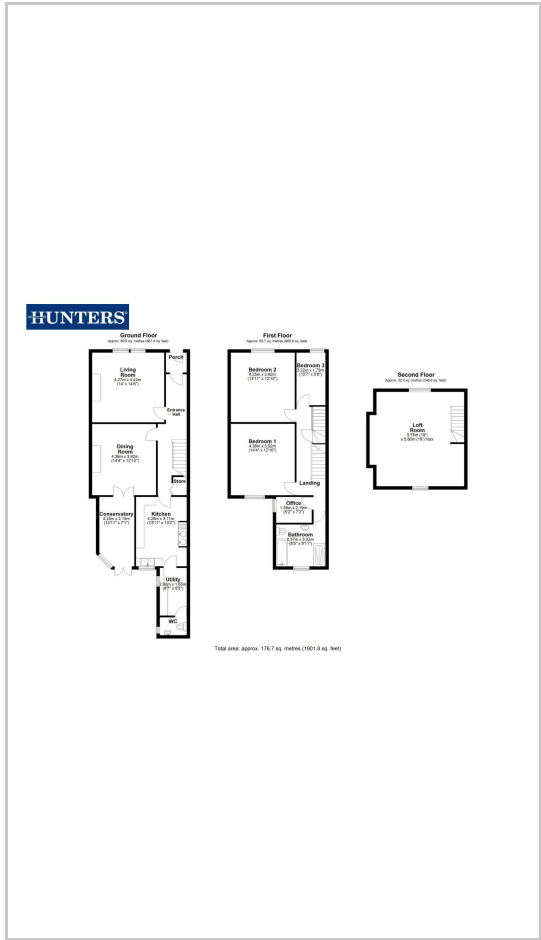
To the first floor are two double bedrooms, a single bedroom, a room currently used as an office and a bathroom with a suite comprising of a bath, hand wash basin, WC. and double shower cubicle. To further enhance this property there is a staircase leading to a converted loft room with skylight windows. To complete this wonderful home is an enclosed block paved garden and useful outbuilding.



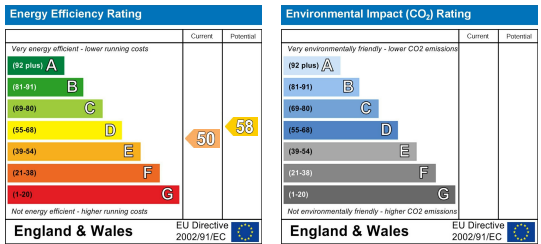
# Area Map



# 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.