

# HUNTERS®

HERE TO GET *you* THERE

**154 Healdfield Road, Castleford, WF10 4SS**

**Offers In The Region Of £270,000**

**Property Images**



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## Property Images



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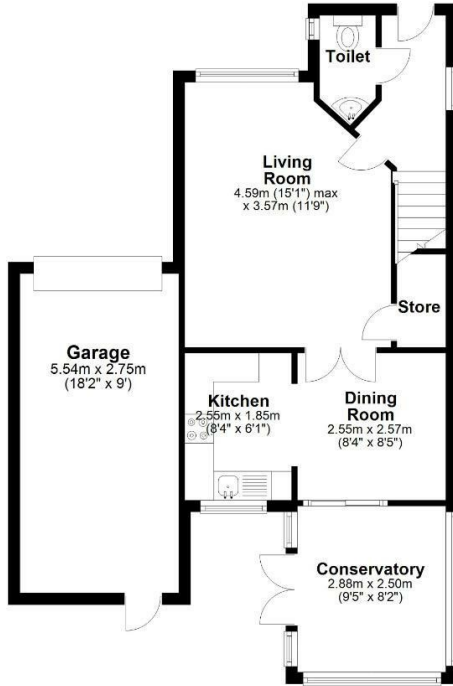
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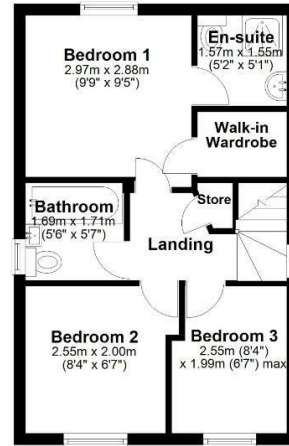
## Ground Floor

Approx. 58.4 sq. metres (628.5 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.6 sq. feet)

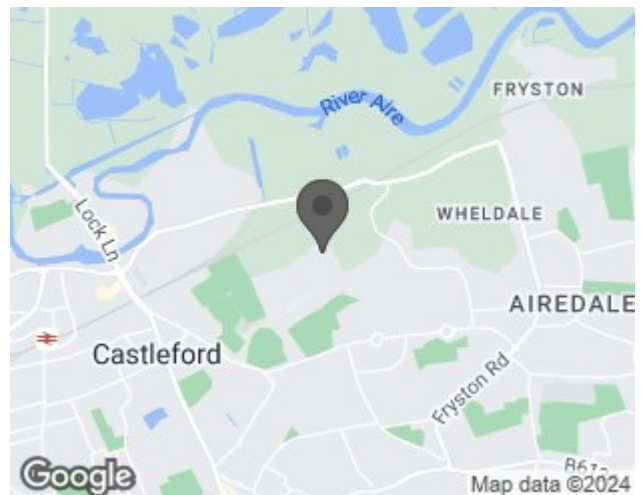


Total area: approx. 91.1 sq. metres (981.0 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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 - Link Detached Beds: 3 Bathrooms: 2 Receptions: 2  
Tenure: Freehold

Hunters are pleased to bring to the market this wonderful three bedroomed family home in a delightful spot on this residential development with an integral garage, parking and a conservatory what more is there to ask for?

The property is close to local schools and situated at the top of Healdfield Road giving it a secluded feel. To the front is an open plan garden with tarmac drive providing off street parking leading to an integral garage.

Entrance to this home is via the entrance door leading to a hall with stairs to the first floor accommodation and a ground floor cloakroom/WC. The good sized living room has a window overlooking the front aspect with an Adam style surround and inset fire, hearth and back. Double French doors lead to the dining room which in turn leads to the kitchen fitted with base and wall units incorporating an inset sink with mixertap, inset stainless steel gas hob with extractor fan over and a high level stainless steel double oven. Window overlooking the rear garden. Sliding patio doors lead to the conservatory consisting of floor to ceiling glazing and double doors giving access to the garden.

Stairs to the first floor accommodation, with a hatch on the landing with access to the loft, which has a light and is partially boarded. Three bedrooms, the main having the benefit of a walk in wardrobe and an ensuite consisting of a WC, pedestal sink with vanity unit under and a cubicle housing a shower. The bathroom is modern with a vanity WC and hand wash basin inset into a unit and a rectangular bath with hand held shower head and mixer tap. Complimentary tiled panels to the walls complete the bathroom.

To the rear of this wonderful property is an enclosed garden laid to lawn with paved areas, mature shrubs and trees.

Could this be your next home? Ring Hunters to book your viewing.

## Features

• FREEHOLD • EPC GRADE C • COUNCIL TAX BAND C • LINK  
DETACHED • ENSUITE TO MAIN BEDROOM • GROUND FLOOR  
CLOAKROOM • CONSERVATORY • GARAGE AND  
PARKING • FANTASTIC PLOT • CLOSE TO SCHOOLS