

# HUNTERS®

HERE TO GET *you* THERE

156 Watling Road, Ferry Fryston, Castleford, WF10 2QY

£135,000

Property Images



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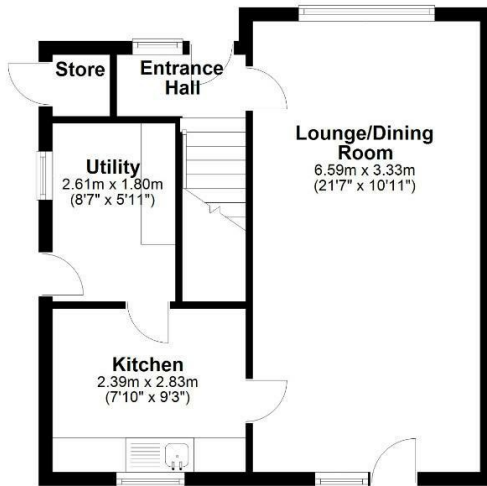
## Property Images



## Floorplan



**Ground Floor**  
Approx. 39.8 sq. metres (428.6 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 79.7 sq. metres (857.5 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>50</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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

HUNTERS offer to the market a three bedroom semi detached house in a residential area with OPEN ASPECT VIEWS to the rear. The property is in need of some updating but is of a great size with parking and garage.

The home briefly comprises of an entrance, a through lounge/dining room with dual aspect glazing, a kitchen and separate utility room. To the first floor are three bedrooms, a shower room with large cubicle and a separate WC.

To the front of the property is an enclosed low maintenance garden. To the rear is a block paved garden and a garage.

Ideal for a developer or family buyer with a desire to create their forever home.

## Features

• FREEHOLD SEMI DETACHED HOME • THROUGH LOUNGE/DINING ROOM • SEPARATE UTILITY ROOM • GARAGE • BLOCK PAVED REAR GARDEN • LOW MAINTENANCE FRONT GARDEN • IN NEED OF TLC • EPC GRADE E • IDEAL DEVELOPER PROPERTY