

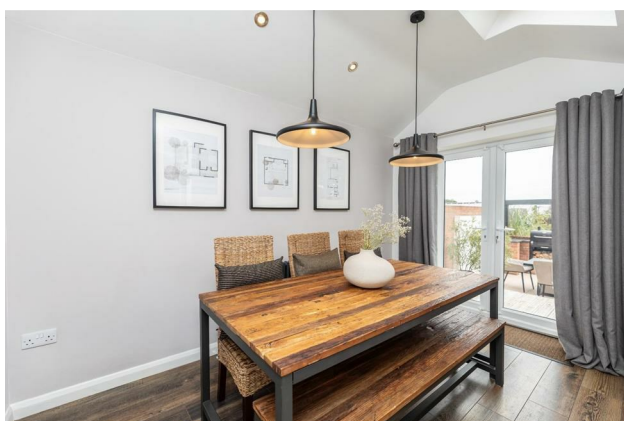
# HUNTERS®

HERE TO GET *you* THERE

**4 Bedale Road, Whitwood, Castleford, WF10 5GL**

**Offers Over £325,000**

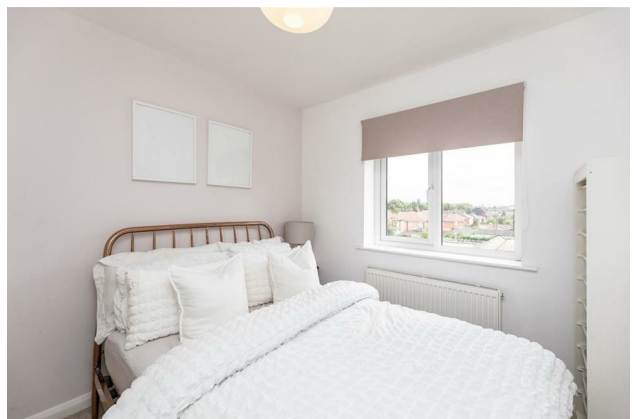
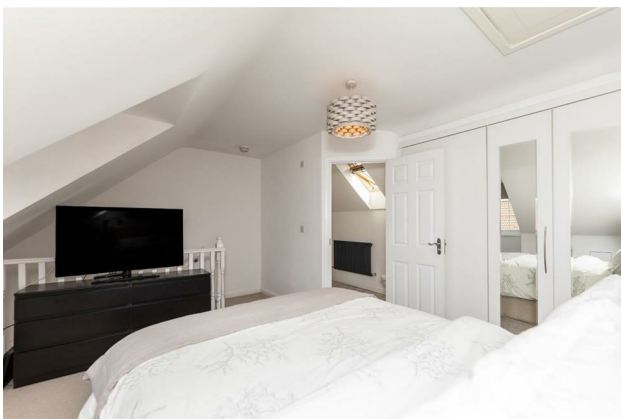
**Property Images**



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## Property Images





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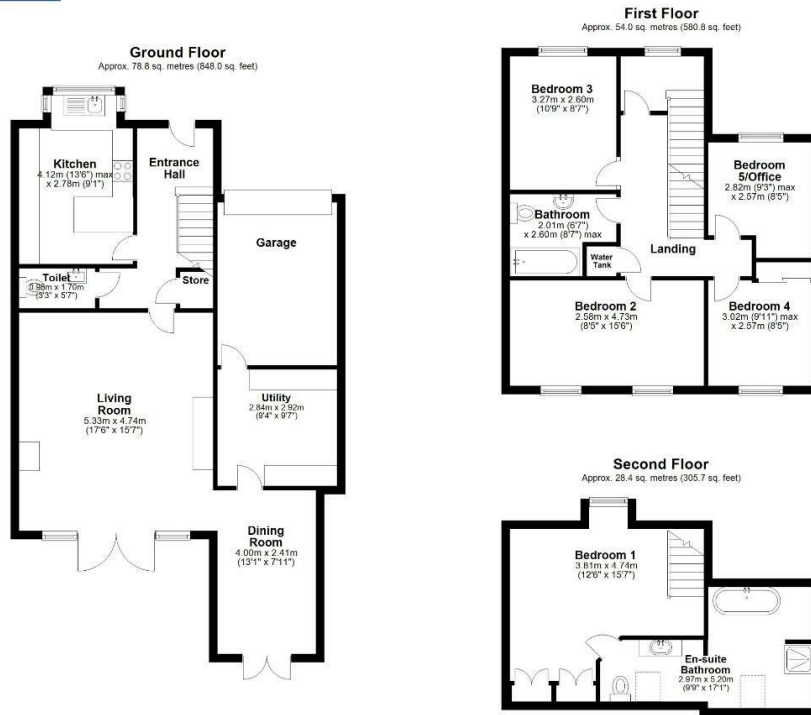
## Property Images



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Total area: approx. 161.1 sq. metres (1734.4 sq. feet)

## EPC

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 88        |
| (81-91) <b>B</b>                            | 79      |           |
| (69-80) <b>C</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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Map



## Details

Type: House - Semi-Detached Beds: 5 Bathrooms: 2 Receptions: 1  
Tenure: Freehold

HUNTERS are privileged to bring to the market this outstanding 5 BEDROOM EXTENDED semi detached home in a highly regarded residential area close to the MOTORWAY NETWORK, Castleford town centre, Xscape and Junction 32. If you love contemporary design this property is for you!! Ideal for a growing family this is a must see!! A really special home! Could this be yours??

The property is fitted throughout with quality fixtures and fittings and comprises of a good sized lounge with French doors opening to the rear garden and has the benefit of sky lights. A distinctive contemporary style inset fire gives a focal point to the room. The kitchen is fitted with sleek design base and wall units incorporating a wine fridge, inset electric hob with modern stainless steel extractor fan over, integrated double oven and breakfast bar seating area. The home also has a separate dining area with French doors and skylights for formal dining.

Completing this floor is a ground floor cloakroom/WC with modern fittings, and a utility room with base and wall units.

A staircase leads from the entrance hallway to the first floor accommodation. To this floor are bedrooms two, three, four and bedroom five which is currently used as an office. The bathroom is fully tiled and fitted with a three piece suite comprising of a rectangular bath with shower over and glass screen, pedestal hand wash basin and a WC.

The second floor is a complete main bedroom suite with sky light windows. This showpiece space with fitted wardrobes, vanity area with WC and an extra special space with roll top bar and large shower cubicle. An exceptional space to retire to at the end of the day.

Externally, to the front, there is a small lawned area, a drive providing parking and an integral garage. To the rear is a well thought out garden with lawn, patio areas, pergola and mature shrubs.

Houses of this calibre do not come around often. Give our office a call for your viewing.

**\*\*ABSOLUTELY STUNNING PROPERTY THROUGHOUT\*\*FIVE BEDROOMS\*\*BEAUTIFUL ENCLOSED REAR GARDEN\*\*HIGH SPECIFICATION\*\*VIEWING ESSENTIAL \*\*CALL TO ARRANGE A VIEWING TODAY\*\***

## Features

• WOW, WOW, WOW • FREEHOLD 5 BEDROOM HOME • DESIGNED AND EXTENDED TO A HIGH STANDARD • MAIN SUITE WITH ROLL TOP BATH • WALK IN SHOWER CUBICLE • ENCLOSED WONDERFUL GARDEN • CLOSE TO MOTORWAY NETWORK • EPC GRADE C • COUNCIL TAX BAND C