

HUNTERS[®]

HERE TO GET *you* THERE

164 Falcon Drive, Half Acres Castleford, WF10 5SQ

No Onward Chain £175,000

Property Images



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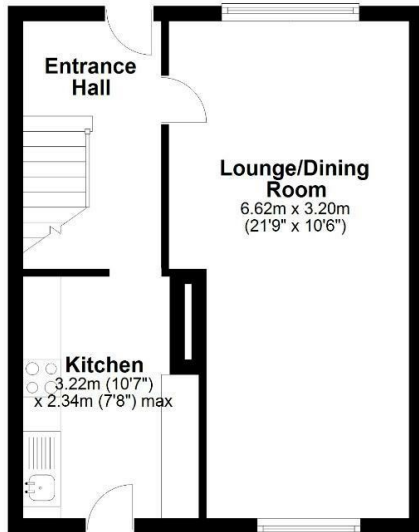


Floorplan



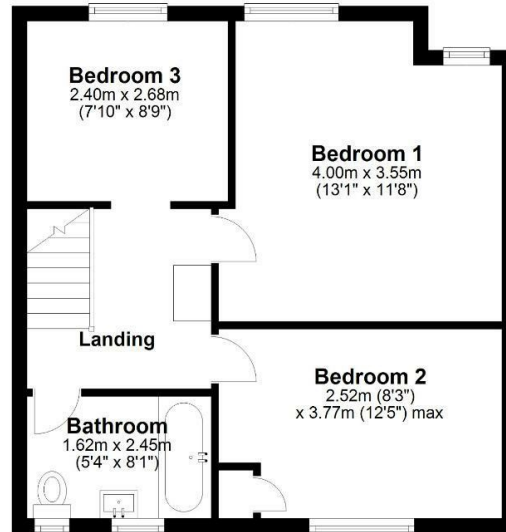
Ground Floor

Approx. 33.4 sq. metres (359.0 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Total area: approx. 74.5 sq. metres (802.2 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 1
Tenure: Freehold

HUNTERS are pleased to bring to the market this three bedroom family home in a convenient location for public transport, motorway links and shops. Also within easy reach of the Xscape and Junction 32 shopping outlet.

The property is extremely well presented and maintained. Access is via a front entrance hall into the spacious hallway with modern glazed balustrade leading to the first floor accommodation. The lounge/dining room has dual aspect glazing and is fitted with a modern wall mounted fire and has space for a dining table and chairs.

The galley kitchen is fitted with white high gloss base and wall units with solid work top surfaces incorporating an inset electric hob with modern stainless steel and glass extractor hood over and integrated stainless steel oven.

To the first floor are three good sized bedrooms and a bathroom with a modern suite comprising of a rectangular bath with a glass screen and shower over, vanity hand wash basin inset into a unit and a WC.

Externally, to the front an enclosed garden with a dwarf wall and privet hedging and path leading to the rear garden which is enclosed with sleepers and artificial turf and outbuildings.

Features

- FREEHOLD THREE BEDROOM TOWN HOUSE • EXTREMELY WELL PRESENTED • MODERN KITCHEN AND BATHROOM • CONVENIENT LOCATION FOR SHOPS • CLOSE TO MOTORWAY LINKS • CLOSE TO PUBLIC TRANSPORT • ENCLOSED REAR GARDEN • MODERN FITTINGS • EPC GRADE D • NO CHAIN