

# HUNTERS®

HERE TO GET *you* THERE

**85 Ambler Street, Castleford, WF10 4ED**

**Offers In Excess Of £90,000**

**Property Images**

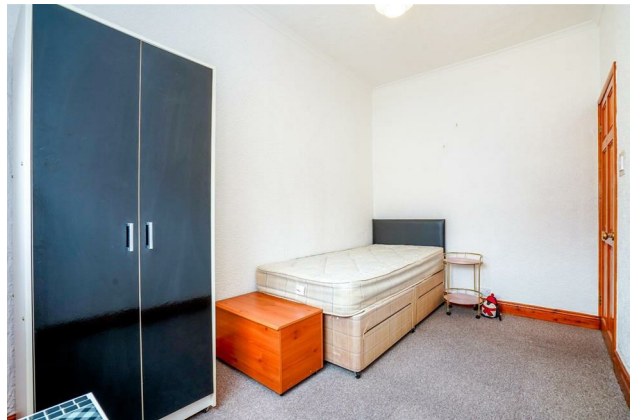




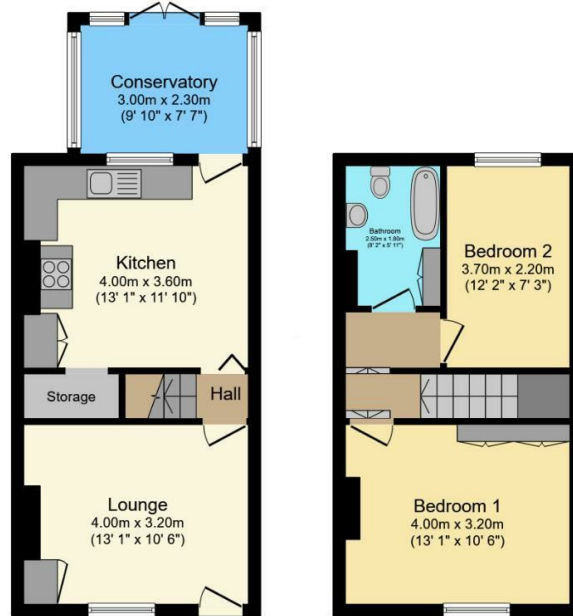
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## Property Images



## Floorplan



**Ground Floor**  
Floor area 38.7 sq.m. (417 sq.ft.)

**First Floor**  
Floor area 31.2 sq.m. (336 sq.ft.)


Total floor area: 69.9 sq.m. (752 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

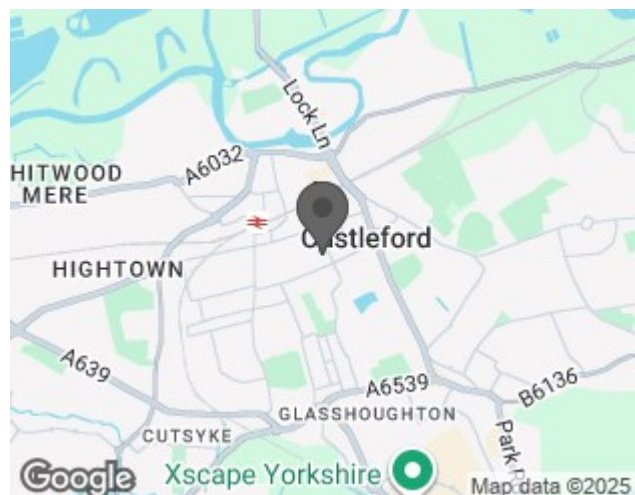
## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>31</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		

EU Directive  
2002/91/EC



## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 0 Reception: 1  
Tenure: Freehold

### THE SETTING:

Ambler Street is set within a popular street in Castleford. Providing excellent access to local amenities such as Asda, Aldi, Lidl, Xscape activity centre and Junction 32 shopping outlets, this property is truly in a great location. If you enjoy outside activities, there are parks and walking trails nearby. It is ideal for commuters, with nearby A1 and M62 motorway links, as well as the train and bus station in Castleford Centre. There are Primary schools, high schools and Castleford College within easy access, as well as eateries, bars, and shops.

### THE PROPERTY

Upon entering this property, you are greeted by a spacious living room, featuring a large front-facing window that provides ample lighting and is decorated with wood-like flooring. Moving through to the kitchen, which benefits from wall and base units and space for a four-seater dining table. The kitchen connects to the conservatory, which is ideal for increased living space, natural lighting and a connection to the outdoors. On the first floor of this property are two good-sized bedrooms, the main bedroom fitting a double bed, featuring a built-in wardrobe, and a large window providing ample lighting. The second bedroom is also very spacious, fitting a double bed, a good-sized wardrobe and drawers. Lastly, upstairs is the three-piece family bathroom, comprising a wash basin, a w/c, and a bath, additionally benefiting from a storage cabinet.

On the rear is a generous private, low-maintenance garden great for relaxing after a long day or dining al-fresco.

In summary, this property offers highly versatile accommodation for both professionals and young families.

## Features

• MID TERRACE • 2 BEDROOMS • CONSERVATORY • 3 PEICE FAMILY BATHROOM • CLOSE TO LOCAL AMENATIES • IDEAL FOR YOUNG FAMILIES AND LANDLORDS ALIKE • NO ONWARDS CHAIN • EPC F • FREEHOLD • COUNCIL TAX BAND B