

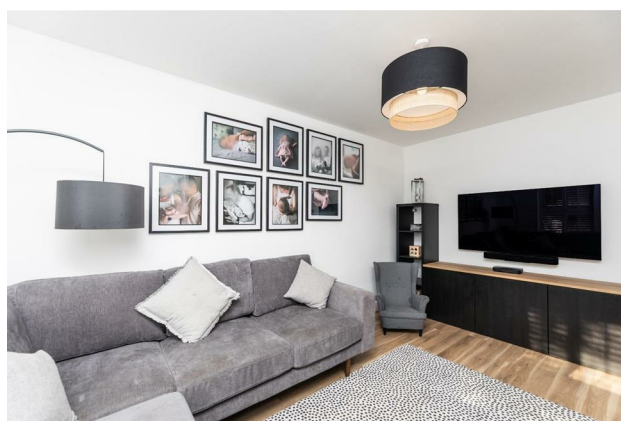
# HUNTERS®

HERE TO GET *you* THERE

**79 Haydock Avenue, Castleford, WF10 5ZH**

**Offers In Excess Of £325,000**

**Property Images**

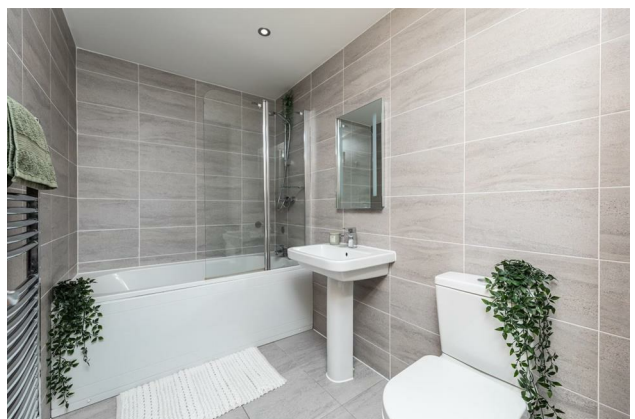




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## Property Images

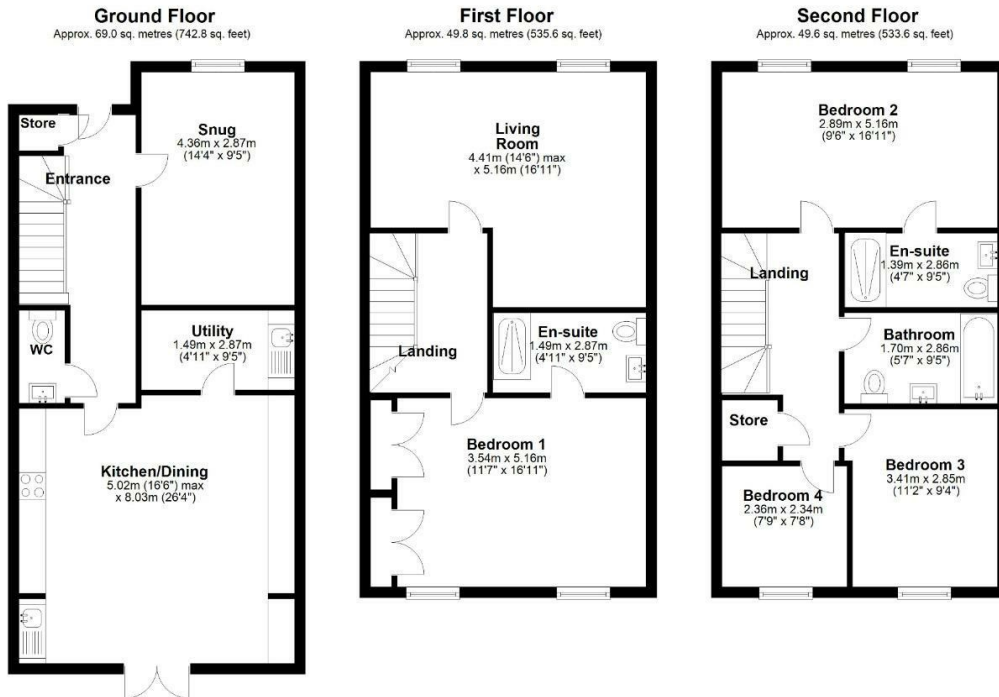


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## Property Images



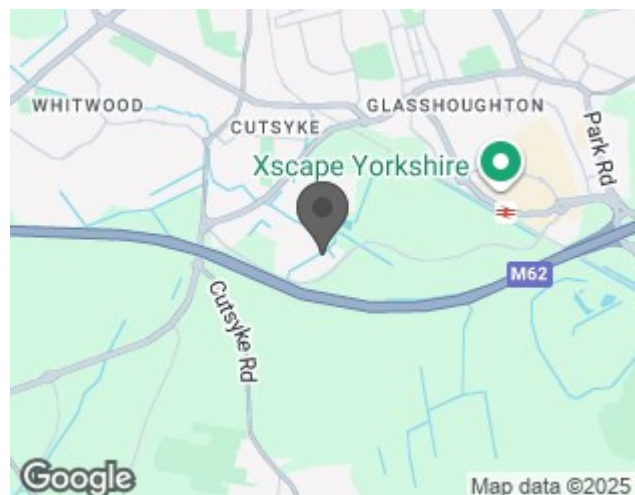


Total area: approx. 168.3 sq. metres (1812.0 sq. feet)

## EPC

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 94        |
| (81-91) <b>B</b>                            | 86      |           |
| (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: 4 Bathrooms: 3 Receptions: 1  
 Tenure: Freehold

HUNTERS are pleased to offer to the market this immaculate four bedroom semi detached property. Set over three floors this spacious home is ideal for a growing family.

Entrance to the property is via the front entrance hall leading to a snug, utility room, ground floor cloakroom/WC and the kitchen/dining room to the rear. The kitchen is of a great size with space for a large dining set and is well appointed with base and wall units with worktop surfaces and modern steel splashbacks. French doors open on to the rear garden.

A staircase leads from the hallway to the first floor accommodation comprising of bedroom one to the rear aspect with the benefit of fitted wardrobes and an ensuite and a front aspect living room with two windows allowing for lots of natural light.

A further staircase leads to the second floor with three bedrooms, bedroom two having the benefit of its own ensuite and a family bathroom with a shower over the bath and a glass screen.

Externally the front of the property is open plan and has a driveway providing parking. To the rear is a detached garage and an access gate to the rear garden which is enclosed, laid to lawn with a slate paved patio area and a further patio area and pergola ideal for entertaining in the summer months.

Viewings are highly recommended to appreciate this fine example of a family home.

**WHAT A FANTASTIC FAMILY HOME!!**

Being close to motorway links and public transport this property is convenient for the commuter. Adults and children alike will love the Junction 32 shopping outlet, Xscape and all its amenities but for people enjoying the great outdoors there are walks galore close by. What more could you want?

## **Features**

• FREEHOLD SEMI DETACHED FAMILY HOME • FOUR BEDROOMS • TWO ENSUITES AND A FAMILY BATHROOM • MODERN KITCHEN/DINING ROOM • BI-FOLD DOORS TO REAR GARDEN • CLOSE TO MOTORWAY LINKS AND PUBLIC TRANSPORT • CLOSE TO XSCAPE AND JUNCTION 32 OUTLET • MODERN DECOR THROUGHOUT • DETACHED GARAGE AND PARKING • EPC GRADE B - COUNCIL TAX BAND E