

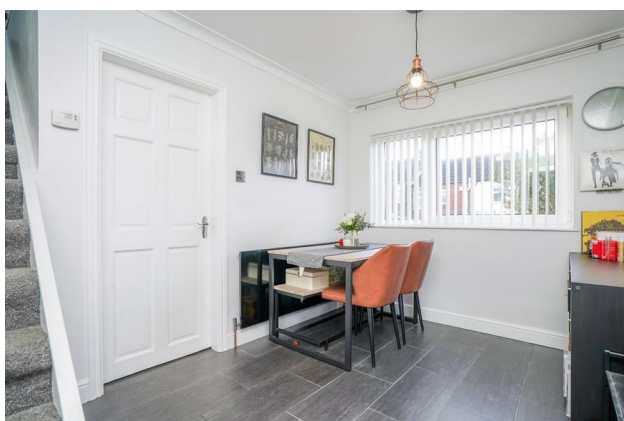
HUNTERS®

HERE TO GET *you* THERE

18 Edendale, Castleford, WF10 4LT

Offers In The Region Of £190,000

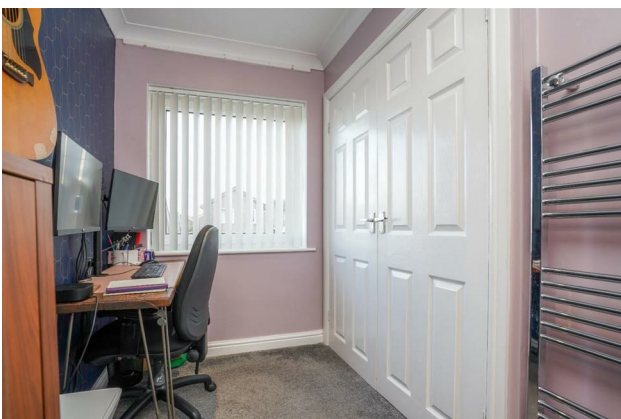
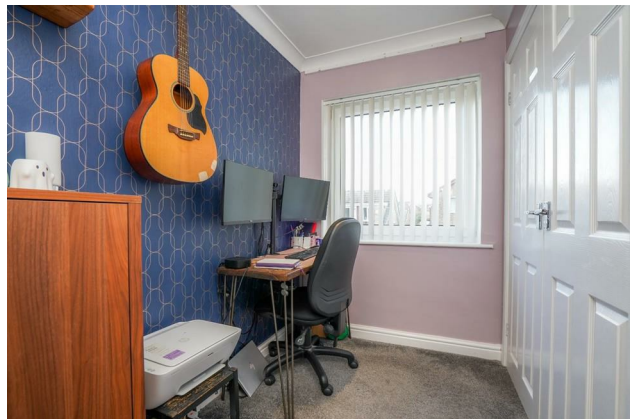
Property Images



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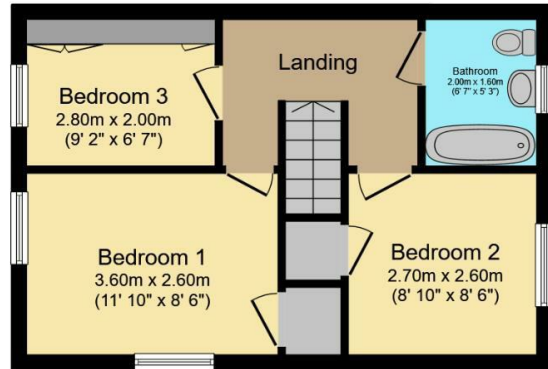
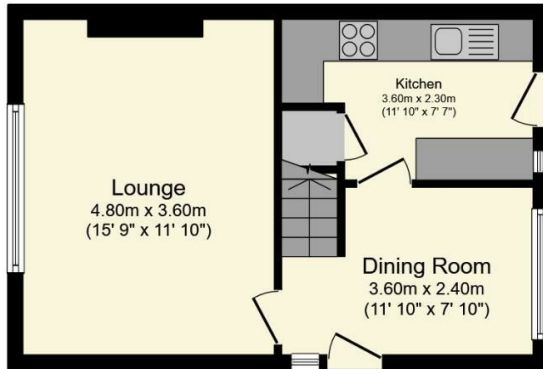
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Property Images



Property Images





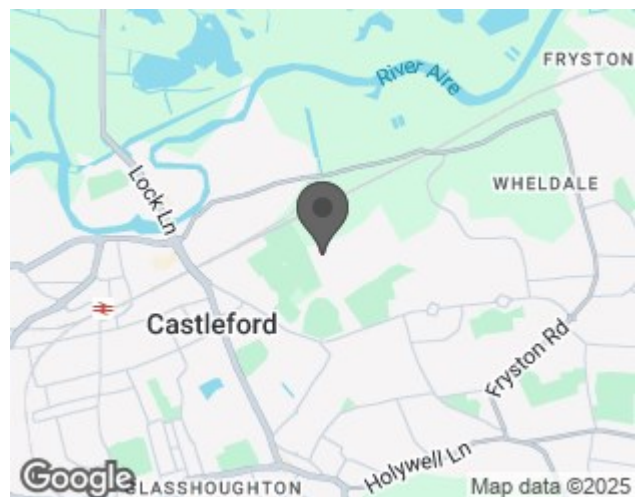
Total floor area: 70.1 sq.m. (754 sq.ft.)

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

EPC

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

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2
Tenure:

THE SETTING

The location offers easy access to local amenities and is also just a short drive from the neighbouring countryside. Castleford and Pontefract town centres are a stone's throw away, as well as motorway links and public transport routes. Junction 32 shopping village and Xscape activity centre are on the doorstep as well as schools, supermarkets, public houses and restaurants. If you're into sports, then the popular Castleford Tigers Rugby Ground and Pontefract Collieries football stadium are nearby.

THE PROPERTY

Upon entering the property, you are greeted by the dining room, which has space for a 4-6 seater dining table, as well as storage units ideal for shoes and coats, or for storing dining appliances when having family meals or hosting friends. Continuing through to the kitchen, which is quite modern, features wall and base units, as well as integrated cooking appliances and access to the rear garden. Moving through to the living room, which is very spacious, benefiting from a large front window providing ample natural lighting, as well as fitting two good-sized sofas, a coffee table, a TV unit and storage space. The living room further benefits from a fireplace.

On the first floor of this property are three spacious bedrooms. The main bedroom features multiple large windows, ample space for a double bed, and a built-in storage cupboard that can be used as a built-in wardrobe or to store bedding, towels, and other essentials. The second bedroom also benefits from a similar built-in storage cupboard, as well as space for a single bed and a desk. In the 3rd bedroom is another built-in storage cupboard, which is larger than the others. This room can be used as a 3-bedroom, office space, crafts room, or other purpose. Lastly, on the first floor, the three-piece family bathroom features a wash basin, WC, and bath with an overhead shower.

At both the front and rear of this property are well-maintained gardens, bordered by a few shrubs and bushes, which add to the greenery. At the rear, there is raised decking as well as a lawn, further enhanced by a shed that provides storage for garden equipment. Lastly, this property has a driveway for your convenience.

In summary, this property would make an ideal starter home, investment, or family home. Call us to arrange a date and time to view.

HUNTERS are delighted to introduce to the market this spacious three-bedroom property on Edendale, situated in a prime location in Castleford

Briefly comprising; Lounge, dining room, kitchen, three bedrooms, bathroom.

Viewing is essential to appreciate the space and style of the property on offer.

Features

• SEMI DETACHED • SPACIOUS LOUNGE • THREE BEDROOMS • THREE PIECE FAMILY BATHROOM • FRONT AND REAR GARDEN • DRIVEWAY • CLOSE TO LOCAL AMENITIES • FREEHOLD • COUNCIL TAX BAND B • EPC RATING C