

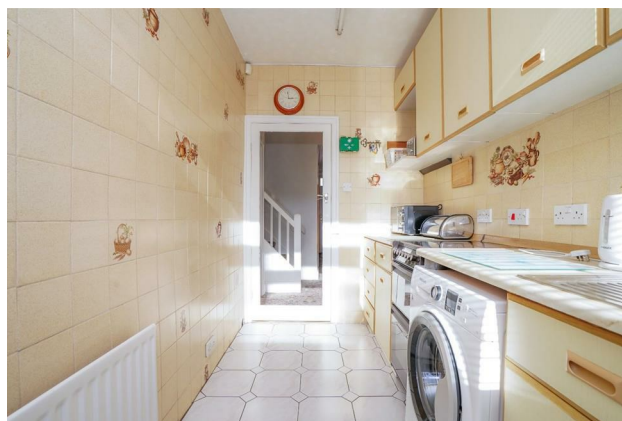
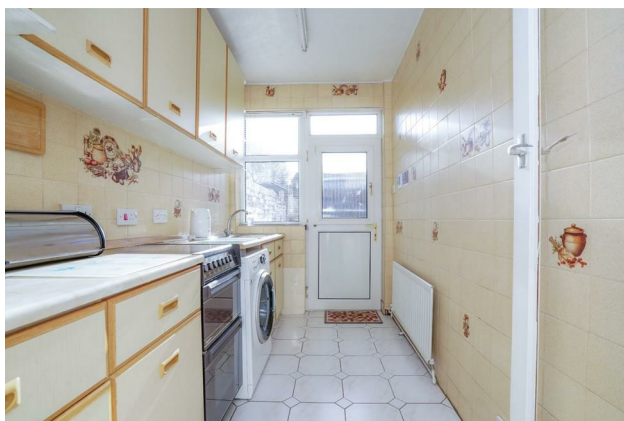
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118 Smawthorne Lane, Castleford, WF10 4ES

Offers In Excess Of £170,000

Property Images



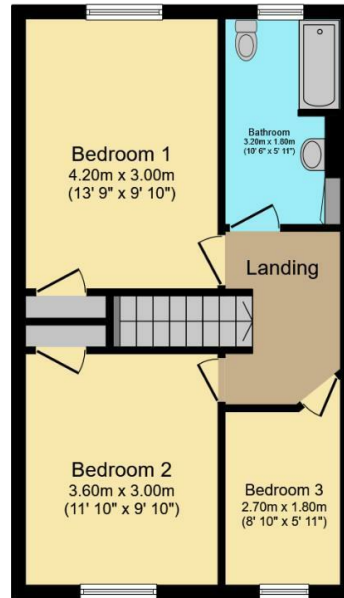
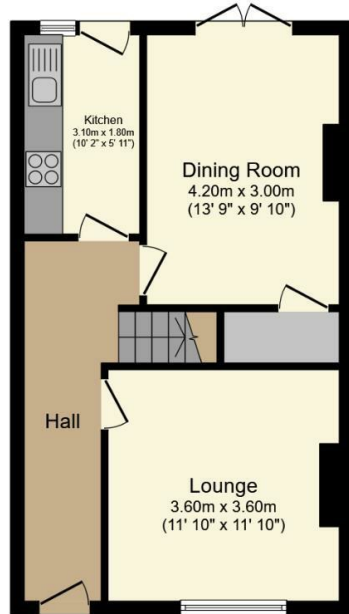
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Floorplan



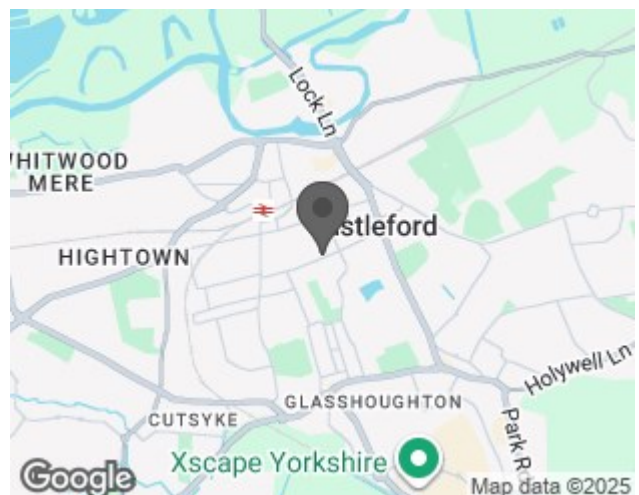
Total floor area: 86.3 sq.m. (929 sq.ft.)

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		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(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 Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

THE SETTING

Castleford is a bustling market town with lots to offer. The centre is home to many amenities, including the Castleford Tigers Rugby stadium, for sports fans. The public transport networks provide access to the neighbouring cities of Leeds and York within as little as 25 minutes, and the A1(m) and M62 motorway links are on the doorstep for those wishing to commute. Castleford has lots of primary schools, secondary schools, and Castleford College, which is just across the road from ASDA and a short walk to Xscape activity centre and the Junction 32 shopping centre. Just outside the town, within a short drive, you can be in the countryside at the nearby Fairburn Ings Nature Reserve. Smawthorne Lane itself is within walking distance of the town centre and railway station, and it's ideally positioned for first-time buyers and young families to get to work and school easily, which makes it such a popular place to live.

THE PROPERTY

Upon entering the property, you are greeted by a hallway that leads from the front door to the kitchen at the back. The generously sized hallway allows ample space for furniture to be stored, handy for coats and shoes to be kept as you head into the property. Following on to the right is the lounge, which features a fireplace and a good-sized window, providing ample natural light. Continuing through the property, there is the dining room, which is quite spacious, having space for a 4-6 seater dining table. The dining room also features a fireplace and double patio doors, allowing access to the garden as well as a large walk-in pantry where you can store food, tablecloths and cooking appliances. Next to the dining room is the kitchen, which benefits from wall and base units, tiles along the floor and walls and further access to the garden.

This property can be very versatile, as it benefits from three bedrooms. Both the main bedroom and the second bedroom are quite spacious, fitting in king-sized beds and additional bedroom furniture. Additionally, both bedrooms benefit from storage cupboards that could be used as built-in wardrobes or for storing extra bedding, towels, etc. All rooms have good-sized windows providing natural lighting. The third bedroom is a single room with further space for additional furniture. However, if you do not need all three bedrooms, you can use one as an office, playroom, etc. Also on the first floor of this property is the 3-piece family bathroom, comprising a wash basin, WC, and bath with an overhead shower, with floor-to-ceiling cupboard space.

To the exterior of the property is a front buffer garden, providing privacy, as well as a good-sized rear garden, which is low-maintenance due to a small lawn section and patio areas. In the rear garden, there is a brick-built garage with a built-in work station ideal for storage or parking. There is also additional on street parking to the front and rear of this property

In summary, this property would be ideal for first-time buyers and investors alike. Call us to arrange a date and time to view

Features

• MID TERRACE • 3 BEDROOMS • DINING ROOM • SPACIOUS & LOW MAINTENANCE GARDEN • THREE PIECE FAMILY BATHROOM • BRICK BUILT GARAGE • CLOSE TO LOCAL AMENITIES • EPC RATING D • COUNCIL TAX BAND A • FREEHOLD