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48 Netherwood Avenue, Castleford, WF10 2QW

£275,000

Property Images



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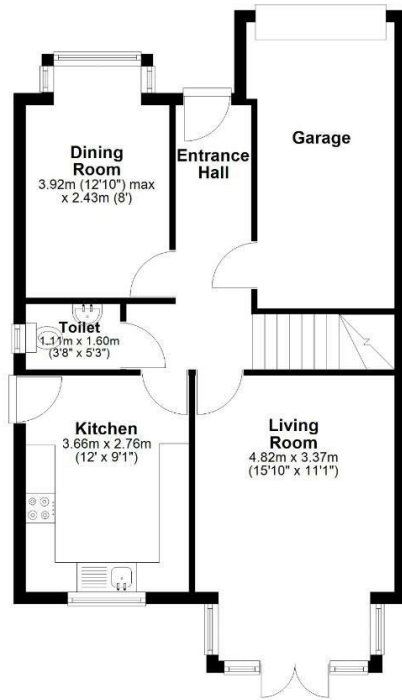
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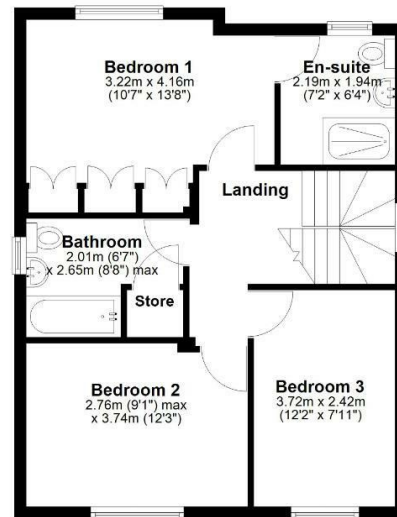
Ground Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



First Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



Total area: approx. 109.5 sq. metres (1178.4 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		79	
(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 - Detached Beds: 3 Bathrooms: 2 Receptions: 2
Tenure: Freehold

THE LOCATION

Set within a popular and well-established residential area in Ferry Fryston, Netherwood Avenue enjoys a prime position close to a wide range of local amenities while still being only a short drive from picturesque countryside. Castleford and Pontefract town centres are within easy reach, offering excellent shopping, dining, and leisure options.

The property is ideally located for commuters, with swift access to the A1 and M62 motorway networks, as well as convenient public transport links including nearby train and bus stations. Junction 32 Outlet Village and Xscape Leisure Centre are both just a few minutes away. Families will appreciate the excellent selection of schools, supermarkets, restaurants, and public houses in the vicinity. Sports fans are well catered for too, with Castleford Tigers Rugby Ground and Pontefract Collieries Football Stadium close by.

THE PROPERTY

As you enter, you are welcomed by an inviting hallway. With the integral garage to your left, perfect for additional storage, and the dining room to your right, comfortably being able to accommodate a four-seater table and additional furniture. To the rear of the property is the impressive kitchen and living room, which are both bright, airy, and perfect for modern family living. The current owners have created a cosy living area which benefits from patio doors, ideal for relaxing with family. The kitchen is fitted with matte wall and base units, and integrated appliances including a dishwasher, fridge-freezer, washing machine and built-in oven. Completing the ground floor is a convenient downstairs WC.

On the first floor, the principal bedroom is a well presented double room featuring fitted wardrobes, and a private en-suite bathroom with a WC, hand basin, and shower cubicle. Bedroom two and three are also great-sized bedrooms. With bedroom two benefitting from a double bed and wardrobes, and bedroom three currently being used as an office space. However, this could be a great versatile space with room to be a bedroom, nursery, playroom, or walk-in-wardrobe. The family bathroom is finished to a good standard, featuring a bath, WC, and hand basin, along with complementary wall and floor tiling for a clean finish.

EXTERNAL

To the front of the property, there is a generous-sized driveway and an integral garage, offering additional secure storage. The rear garden is fully enclosed and offers a perfect balance of relaxation and functionality. Great for enjoying the warmer months, while a well-maintained lawn provides space for children to play or for hosting family and friends.

This executive family home ticks all the boxes - generous living space, a desirable location, modern fixtures, and outdoor entertaining space. Call us today to arrange your viewing!

HUNTERS are proud to present to the market this executive three-bedroom detached family home, located in the desirable area of Castleford. Offering spacious living throughout, this beautifully presented property briefly comprises a welcoming entrance hallway, generous lounge, kitchen, separate dining room and ground floor W/C. Three well-proportioned bedrooms, one en-suite, and a modern family bathroom. This is a truly impressive home that must be viewed in person to fully appreciate the space, style, and quality on offer.

Features

• DETACHED PROPERTY • SPACIOUS & MODERN LIVING
THROUGHOUT • EN-SUITE • ENCLOSED REAR
GARDEN • DRIVEWAY • INTEGRAL GARAGE • SOUGHT AFTER
LOCATION • FREEHOLD • EPC RATING: C • COUNCIL TAX BAND: D