

# HUNTERS®

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## Sycamore Drive

Castleford, WF10 5XP

Offers In Excess Of £350,000



Hunters are pleased to bring to the market this fantastic detached property in a great location. Book your viewing today because you won't be disappointed!

In a neutral decor the property has an entrance hallway leading to the wonderful front facing lounge, spacious dining kitchen fitted with extensively fitted display, wall and base units with wooden worktop surfaces and a 'Belfast style' sink. Integrated stainless steel gas hob with extractor fan over, electric oven, and microwave. Area for dining with views of the rear garden and a utility room and cloakroom/wc. Stairs give access to the first floor accommodation comprising of five bedrooms, ensuite with double shower cubicle to the main bedroom and a family bathroom.

Externally to the front is a driveway providing parking and leading to an integral garage. To the rear is an enclosed garden laid to lawn with sleepers and decorative pebbled areas with established shrubs giving all year round interest but remaining low maintenance. Additionally there are two paved patios, one being near the French doors leading from the kitchen and the other paved patio with a wooden pergola structure perfect for external dining to the rear of the garden.

This is a wonderful spacious home with lots to offer!



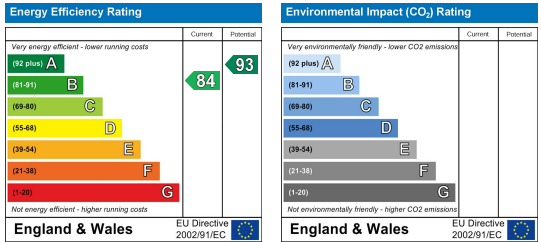
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.