



## Wood Lea, Holywell Grove, Castleford, WF10 4RA

2 DOUBLE BEDROOMS | STUDY / 3RD BEDROOM | REQUIRES TLC & PRICED ACCORDINGLY | VERY SPACIOUS & FULL OF CHARACTER

GARAGE TO REAR | 1ST & 2ND FLOORS AND OWN ENTRNACE | NO VENDOR CHAIN | NO SERVICE CHARGES

**Offers In Excess Of: £80,000**

**HUNTERS®**  
HERE TO GET *you* THERE



## **Wood Lea, Holywell Grove, Castleford, WF10 4RA**

Hunters are delighted to offer for sale this great opportunity to purchase this sizeable duplex property which is well presented but now requiring some TLC but having significant improvements already made and located in this prime residential location within Castleford and within 1 mile of M62 Junction 32/Xscape. The property comprises: own entrance to the ground floor front, staircase to first floor, landing, lounge, bedroom one, kitchen, bathroom, w.c, staircase to second floor, bedroom two and additional room which could be used as a small third bedroom/study/potential en-suite etc. The property has a garage to the rear providing off road parking.

The property is leasehold with a new 999 year lease, The building has the benefit of not having a set monthly service charge as is common with a leasehold. The maintenance costs of the building are shared by the three flats in the building.

The property is priced to sell and reflects the need for general updating; however, the property has had work already done which includes the installation of a new boiler in 2017, a new fireplace in the living room in 2018 and the securing of a 10 year electrical certificate in the same year.

Would make an ideal rental investment or a great home!

For any questions please do not hesitate to contact our team who will be happy to help.

### **LOCATION**

FOR SAT NAV USE WF10 4RA

### **DIRECTIONS**

FOR SAT NAV USE WF10 4RA

### **ENTRANCE HALL**

Having a upvc front door into the property's own entrance hall and having upvc double glazed window, central heating radiator and a modern wall mounted Worcester Bosch boiler (Installed 2017). Staircase to the first floor.



### **LANDING**

A spacious landing which provides access to the first floor rooms and has a upvc double glazed window and central heating radiator.



### **LIVING ROOM**

4.24m (13' 11") x 3.63m (11' 11")

A spacious living room full of character and featuring two upvc double glazed windows offering outstanding views, central heating radiator and a timber fire surround with granite inset/tiled hearth with a coal effect gas fire.



### **BEDROOM 1**

4.24m (13' 11") x 3.63m (11' 11")

A spacious double bedroom which could also be used as another reception room. The room offers two upvc double glazed windows and a central heating radiator.



### W.C

Fully tiled walls and floor and incorporating a low level flush w.c and a upvc double glazed window.



### BATHROOM

2.99m (9' 10") x 2.03m (6' 8")

A spacious bathroom which features a stand alone shower cubicle with electric shower, claw foot roll top bath and a pedestal wash basin. The bathroom has fully tiled walls and floor, chrome towel radiator, upvc double glazed window and a store cupboard.



### KITCHEN

2.44m (8' 0") x 2.34m (7' 8")

A well fitted kitchen which incorporates a good range of fitted units to both wall and base level which are set within a laminate work surface including a stainless steel sink and drainer with chrome mixer tap, AEG integrated electric double oven, hob and extractor, integrated washing machine and integrated fridge/freezer. The kitchen is fully tiled and has upvc double glazed window to the front aspect and a chrome central heating radiator.



### SECOND FLOOR LANDING

With a upvc double glazed window with far reaching views.



### STUDY / BEDROOM 3

2.11m (6' 11") x 1.54m (5' 1")

An additional room which could be used for several uses and has a central heating radiator and rooflight window.



## **BEDROOM 2**

*3.90m (12' 10") x 3.64m (11' 11")*

A spacious double bedroom which offers a central heating radiator and upvc double glazed window.



## **GARAGE**

Situated in a row of three garages to the rear. The garage has a brand new up and over garage door.

## **OPENING HOURS**

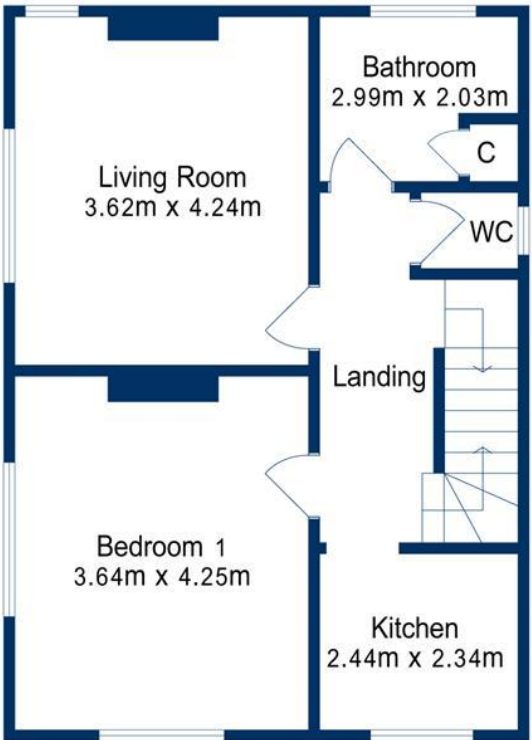
Monday 9am - 5.30pm  
 Tuesday 9am - 5.30pm  
 Wednesday 9am - 5.30pm  
 Thursday 9am - 5.30pm  
 Friday 9am - 5.30pm  
 Saturday 9am - 12:00pm  
 Sunday Closed

## **THINKING OF SELLING?**

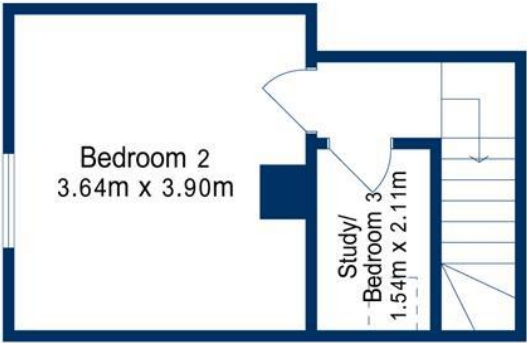
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



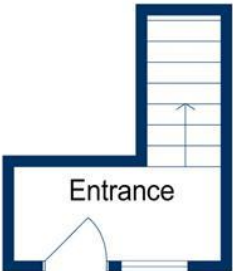
Wood Lea, Holywell Grove, Castleford, WF10 4RA | £80,000



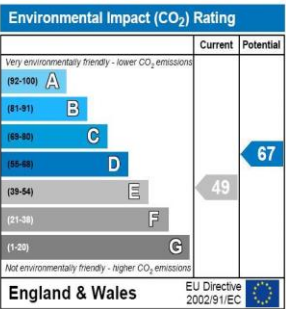
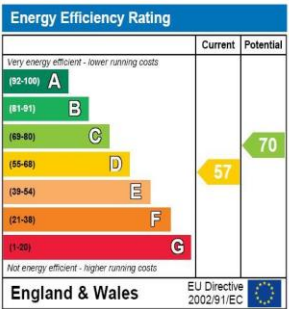
First Floor



Second Floor



Ground Floor



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.

