



## Close Road, Castleford, WF10 4BX

Large Well Established Well Kept Gardens | Requires Updating | Potential To Become Your Dream Home  
| Double Fronted & Larger Than Average

Secluded Position | Extensive Property | Well Presented | Far Reaching Views

**Offers Over: £220,000**

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



## Close Road, Castleford, WF10 4BX

Hunters are delighted to offer for sale this rare opportunity to purchase a substantial larger than average double fronted property being well presented but requiring modernisation and located in one of Castleford's most sought after locations. The key features include: LARGE PRIVATE SECLUDED GARDENS, 3 RECEPTION ROOMS and being WELL PRESENTED for immediate occupation. The property briefly comprises: entrance hall, living room, dining room, kitchen, further reception room, store room, ground floor w.c, pantry, landing, three spacious bedrooms, bathroom, large private secluded gardens front and rear, garage and driveway for numerous vehicles. The location offers excellent access to local schools, town centre, M62 and transport links. Although the property will benefit from updating it is presented well. A rare opportunity to create a dream home ! NO CHAIN

### LOCATION

For Sat Nav Use WWF10 4BX

### ENTRANCE HALL

Accessed through a upvc glazed front door and having staircase to the first floor.

### RECEPTION ROOM 1

4.82m (15' 10") x 3.03m (9' 11")

A spacious reception room which offers upvc double glazed window to the front aspect, central heating radiator and recessed chimney electric log effect fire.



### RECEPTION ROOM 2

3.68m (12' 1") x 3.93m (12' 11")

A spacious reception room which features a upvc double glazed bay window to the front aspect, central heating radiator, fitted unit housing the combi boiler (approx 3 years old) and a timber fireplace with marble inset and hearth with an electric fire.



### RECEPTION ROOM 3

5.16m (16' 11") x 2.44m (8' 0")

A spacious reception room which offers upvc glazed door onto the rear and another upvc glazed door onto the side aspect, two upvc double glazed windows, central heating radiator and a range of fitted cupboards to one wall.



### STORE ROOM

A useful store room which could be converted for use as a utility room

### GROUND FLOOR W.C

A modern room with a low level flush w.c, corner basin and fully tiled walls and floor.



### PANTRY

A spacious walk in pantry which is ideally located off the kitchen

### KITCHEN

3.15m (10' 4") 2.05m (6' 9")

Fitted with a range of wall and base units with a composite sink and drainer with chrome mixer tap, upvc double glazed window to the rear aspect and a tiled floor.



### LANDING

Having loft access and upvc double glazed window.



### BEDROOM 1

3.89m (12' 9") x 3.72m (12' 2")

A spacious bedroom which offers upvc double glazed window to the front aspect with outstanding far reaching views, central heating radiator and a range of fitted wardrobes, storage units and drawers.



### BEDROOM 2

3.43m (11' 3") x 3.05m (10' 0")

A spacious bedroom featuring upvc double glazed window to the front aspect with outstanding far reaching views, central heating radiator and fitted mirrored wardrobes.



### BEDROOM 3

2.66m (8' 9") x 2.13m (7' 0")

Featuring a central heating radiator and a upvc double glazed window overlooking the rear garden.





## BATHROOM

2.39m (7' 10") x 1.60m (5' 3")

A spacious bathroom which offers a vanity wash basin with chrome mixer tap, shower cubicle with mains powered shower and a low level flush w.c. The room features a tiled floor, lighted wall mirror, ceiling spotlight, upvc double glazed window to the rear and chrome radiator.



## OUTSIDE

The property sits on an extensive and very private plot which to the front is accessed via double gates onto a long driveway running to the rear of the property. The front garden enjoys a high degree of privacy and features a truly beautiful established garden with mature planting and formal lawn. To the rear the property has a detached garage and another private garden area which is laid to lawn with mature planting. A truly stunning plot!



## AGENT NOTES

Hunters endeavour to ensure sales particulars are fair and accurate however they are only an approximate guide and accordingly if there is any point which is of specific importance, please contact our office and we will check the specific arrangements for you, this is important especially if you are travelling some distance to view the property. Measurements: All measurements are approximate and room sizes are to be considered a general guide and not relied upon. Please always verify the dimensions with accuracy before ordering curtains, carpets or any built-in furniture. Layout Plans: These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of floor plans. **ADDITIONAL SERVICES** If you are thinking of selling or letting your home, please contact our office for more information.



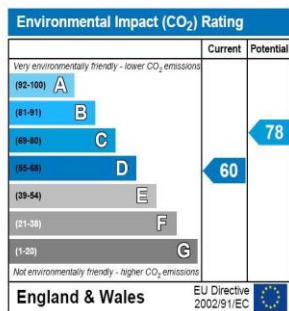
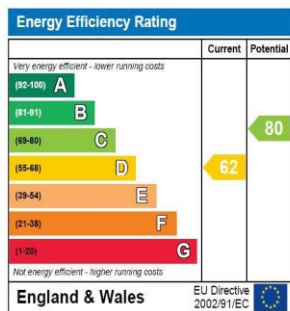
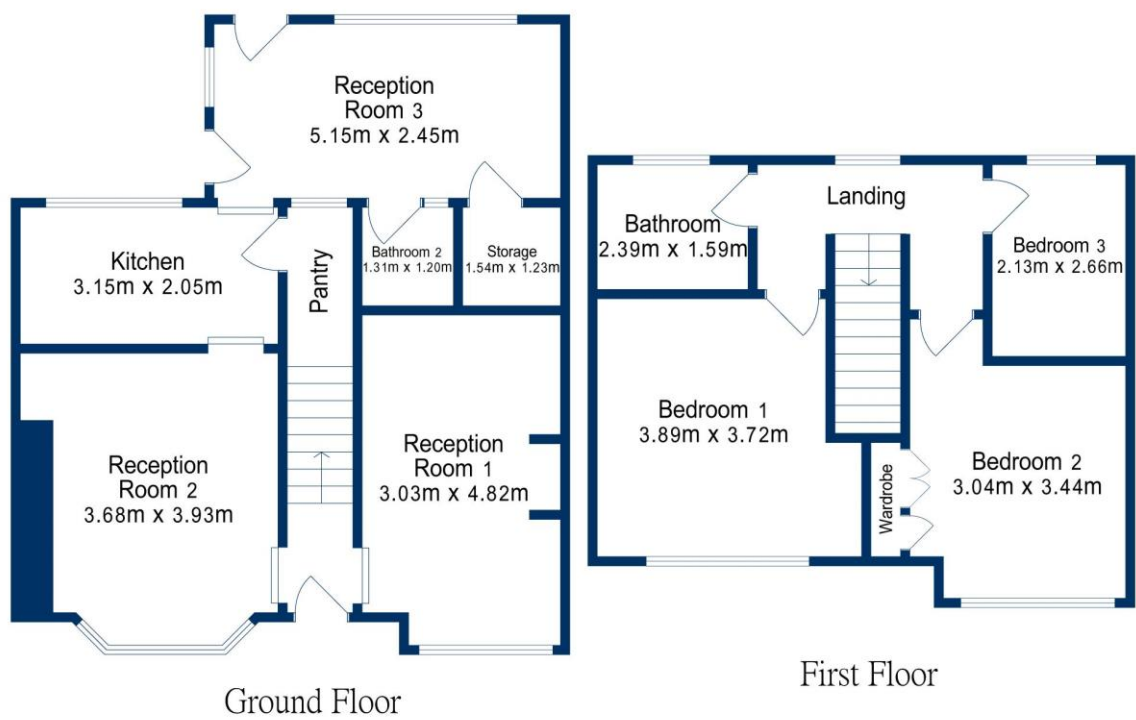
## OPENING HOURS

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.

Close Road, Castleford, WF10 4BX | £220,000



**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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**DISCLAIMER**

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.

