



**Hoctun Close, Castleford WF10 4TF**



**welcome to**

## **Hoctun Close, Castleford**

READY to FLY THE NEST? At a Guide Price of £165,000 - £175,000 this is an INCREDIBLE opportunity to finally purchase your own home!  
BEAUTIFULLY PRESENTED throughout, this end town house includes TWO DOUBLE BEDROOMS, OFF STREET PARKING and a REAR GARDEN!



### **Entrance Hall**

Having an entrance door to the front aspect, a gas central heating radiator and stairs to the first floor landing.

### **W.C**

Equipped with a wash hand basin, a low level flush w.c, a gas central heating radiator and a double glazed window to the side.

### **Lounge**

13' 8" max x 10' 1" max ( 4.17m max x 3.07m max )

### **Kitchen Diner**

13' 1" max x 10' 1" max ( 3.99m max x 3.07m max )

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over, Includes a sink and drainer, an electric oven with a gas hob, part tiled including tile splash back and a cooker hood over. Also includes plumbing for a washing machine and a dishwasher and French doors leading out to the rear garden and a gas central heating radiator.

### **First Floor Landung**

With stairs rising from the ground floor and having a double glazed window to the side access and an access hatch to the loft.

### **Bedroom One**

13' 1" max x 8' 1" max ( 3.99m max x 2.46m max )

With two double glazed windows to the front aspect, a gas central heating radiator and a built in storage cupboard housing the gas central heating boiler.

### **Bedroom Two**

13' 1" max x 10' 10" max ( 3.99m max x 3.30m max )

Having two double glazed window to the rear and a gas central heating radiator.

### **House Bathroom**

Featuring a three piece bathroom suite which includes a bath with a shower over, wash hand basin and a low level flush w.c set in a vanity. Also includes a heated towel rail and extractor fan.

### **Exterior**

Externally to the front is a tarmac driveway. To the rear is an enclosed garden with patio and decked seating area, lawn and a garden shed.



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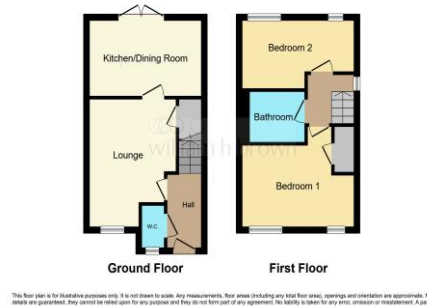
## **Hoctun Close, Castleford**

- Guide Price £165,000 - £175,000
- TWO Bedroom End Town House
- MODERN Breakfast Kitchen
- W.C
- Off Street Parking

Tenure: Freehold EPC Rating: C

guide price

**£165,000 - £175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF113257 - 0003

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