

Mike  
**Dobson**



**51 Hollin Hurst**

Allerton Bywater, Castleford, WF10 2HY

**Chain Free £129,950**

# 51 Hollin Hurst

Welcome to this charming end terrace house located in Hollinhurst, Allerton Bywater, Castleford. This property boasts one reception room, perfect for entertaining guests or relaxing with family. With four bedrooms, there is ample space for a growing family or for those in need of a home office or hobby room.

The house features PVCu double glazing and gas central heating, ensuring a warm and energy-efficient environment all year round. Additionally, the property offers parking space for one vehicle, providing convenience for homeowners with cars, plus an enclosed slate infill garden.

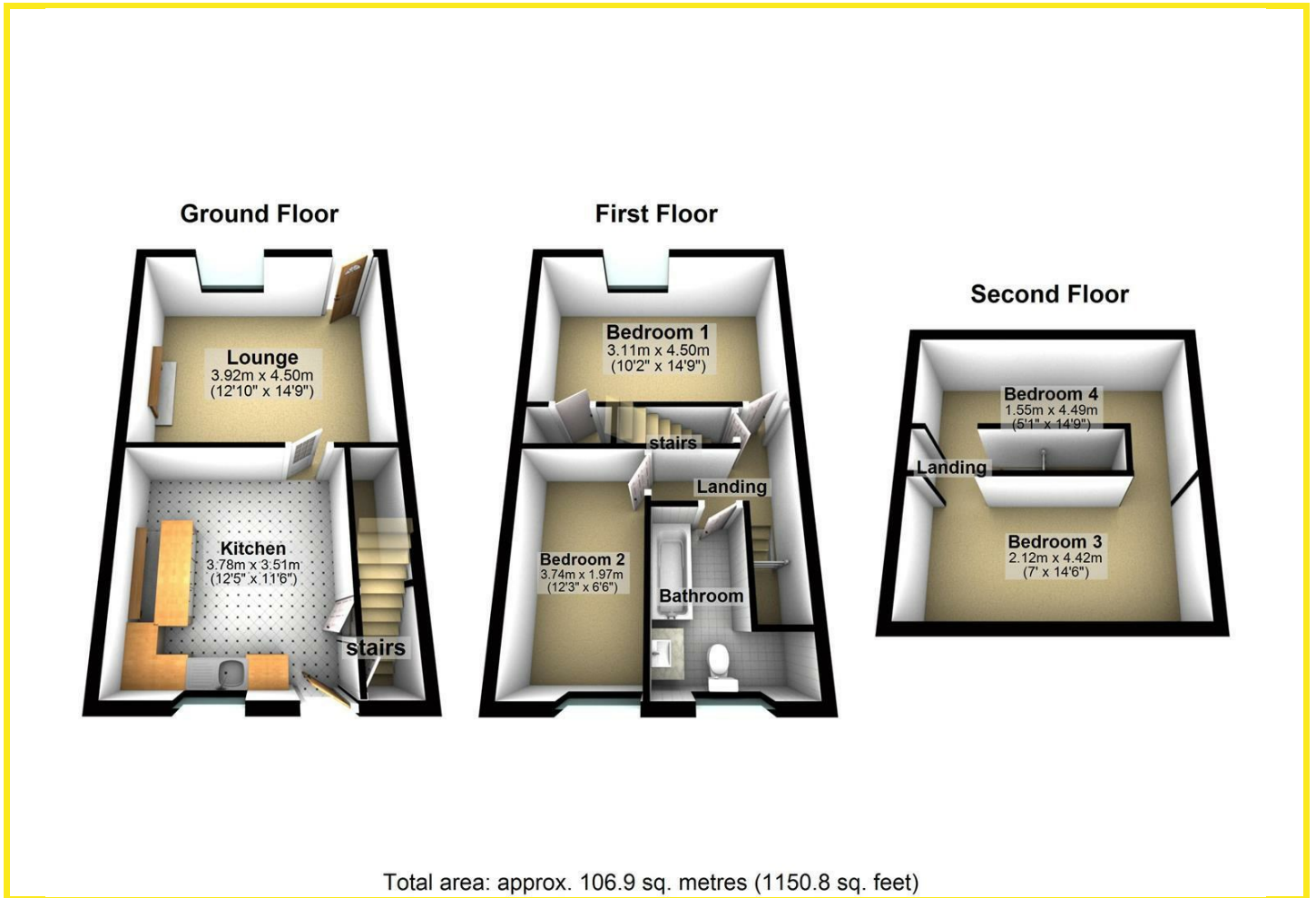
Although the property is in need of updating, this presents an exciting opportunity for the new owners to put their stamp on the house and create their dream home. Imagine the possibilities of modernising this charming end terrace house to suit your personal style and preferences.

Don't miss out on the chance to own this property. Contact us today to arrange a viewing and start envisioning the potential that this house holds for you and your family.

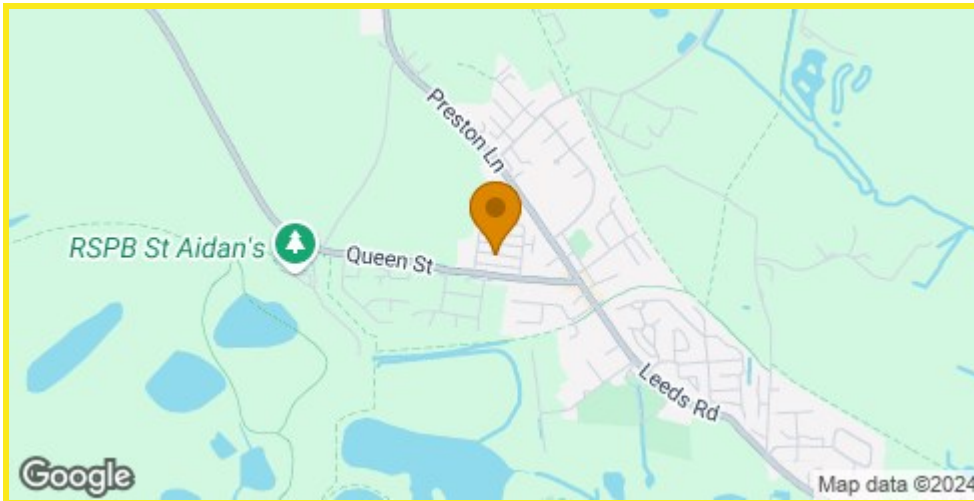




## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Kippax Office turn left to the mini roundabout taking the first exit left down Butt Hill. Bear left at the bottom onto Brigshaw Lane continue along this road to the T Junction and turn left onto Preston Lane. Take the first turning right onto Leeds Road and second right into Hollin Hurst continue to the end where the property can be found as indicated by the Agents' board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street, Kippax, LS25 7AB

Tel: 0113 2873500 Email: [kippax@mdobson.co.uk](mailto:kippax@mdobson.co.uk) <https://www.mdobson.co.uk>