

## Hulme Square, Castleford



O.I.R.O £140,000



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This impeccably presented three-bedroom semi-detached residence is introduced to the market. Boasting well-proportioned living areas and expansive gardens, it provides an ideal living space for families. Conveniently situated, it offers easy access to amenities such as schools and shops, as well as convenient links to the M62 and A1 motorways. This property is not one to miss so don't miss this opportunity to make this property your own.



- Expansive Lounge and Dining Space
- Modern Fitted Kitchen
- Two Double Bedrooms
- One Single Bedroom
- Family Bathroom
- Large Outdoor Haven
- Ideal Location
- On Street Parking
- EPC Grade C
- Council Tax Band A

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

## Ground Floor

### Entrance Hall

12'1" x 5'10" (3.693 x 1.80)

1/2 glazed panelled door, laminate flooring, coved ceiling, a radiator and a staircase to the first floor with an adjoining window.

### Lounge/Diner

23'8" x 10'7" to 8'8" (7.229 x 3.249 to 2.666)

With a window to the rear and French doors to the garden, coved ceiling, laminate floor and 2 radiators.

### Kitchen

10'8" x 7'9" (3.269 x 2.381)

Fitted with wall cupboards, units and drawers, tiled surround and work surfaces over, a sink sink drainer 1.5 bowl and mixer tap, a built in oven with 4 ring hob and extractor hood, plumbing for a washing machine, tiled flooring, a radiator, window to the front and door to the garden.

## First Floor

### Landing

The landing provides entry to the loft and features a front-facing window. Additionally, the walls exhibit partial panelling.

### Bedroom 1

12'7" x 10'0" (3.849 x 3.071)

With laminate flooring, a radiator and a window to the rear.

### Bedroom 2

9'5" x 10'5" (2.891 x 3.187)

Fitted wardrobe with sliding door, a bulkhead, laminating flooring, a radiator and window to the front.

### Bedroom 3

9'6" x 6'8" (2.899 x 2.052)

Fitted wardrobes and drawers, laminate flooring, a radiator and window to the front.

### Family Bathroom

A high flush WC, pedestal hand wash basin, panelled bath with plumbed in shower and bifold screen, tiled surround and integral lights, a radiator and uPVC frosted window.

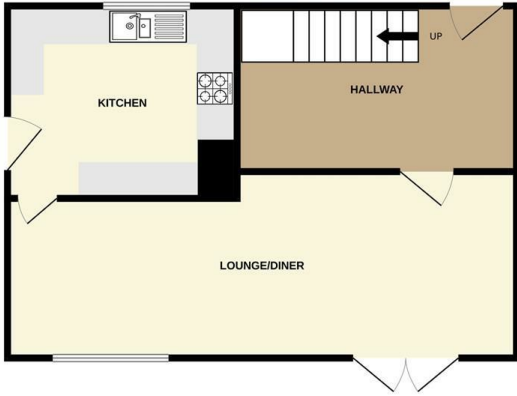
### External

To the front of the property is mainly lawned area with a footpath up to the property. To the side of the garden are two brick built stores and to the rear is a spacious enclosed garden featuring a paved patio and a grass lawn area.



Floor Plan

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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