

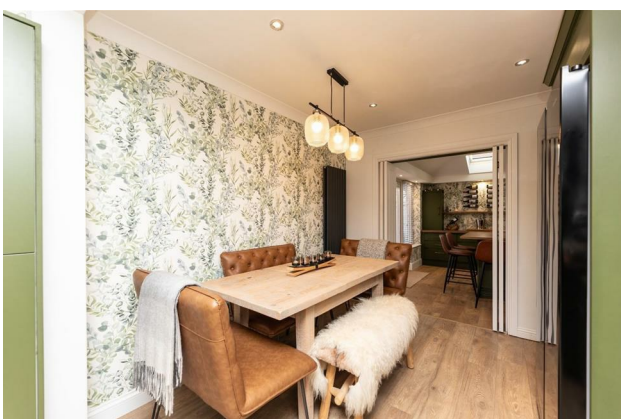
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HERE TO GET *you* THERE

10 Carr Beck View, Castleford, WF10 5TJ

£375,000

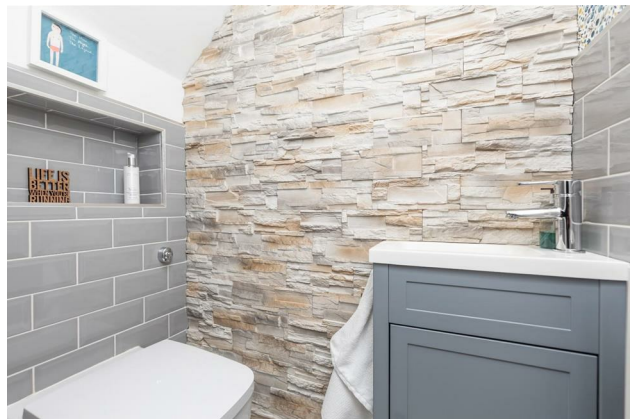
Property Images



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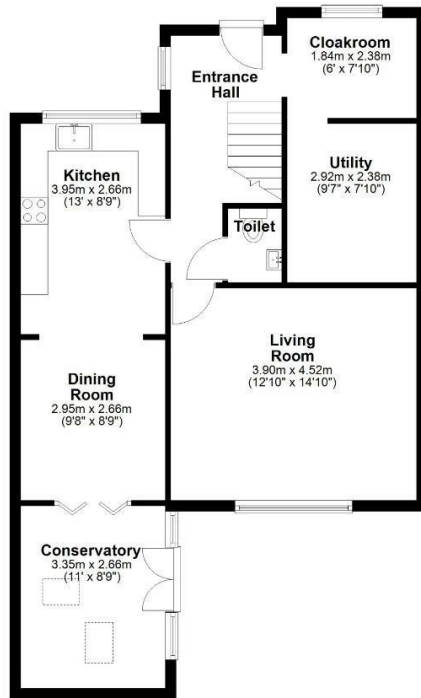
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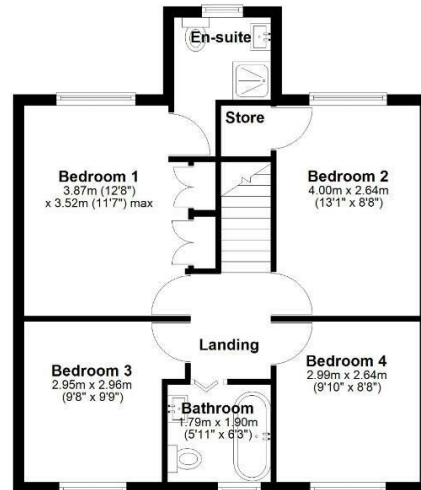
Ground Floor

Approx. 67.8 sq. metres (730.3 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.1 sq. feet)

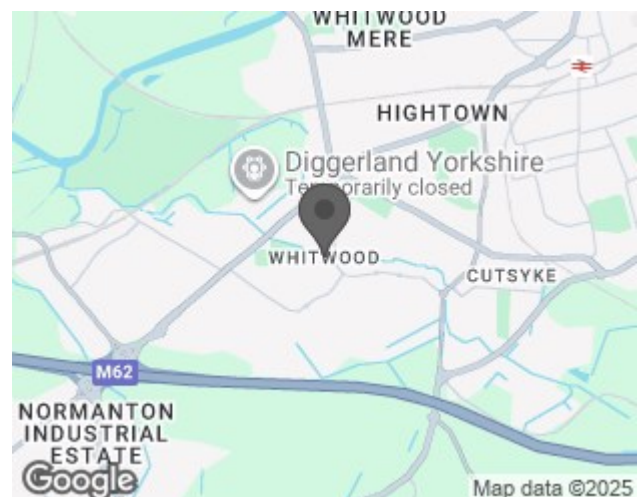


Total area: approx. 121.5 sq. metres (1308.3 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2
Tenure: Freehold

THE SETTING

Carr Beck View is situated within a highly popular area in Castleford. Providing excellent access to local amenities such as Asda, Aldi, Lidl, Xscape activity centre, and Junction 32 shopping outlet, this property is truly in a great location. If you enjoy outside activities, there are parks and walking trails nearby. It is ideal for commuters, with nearby A1 and M62 motorway links, direct train links to Leeds and York, and a bus station in Castleford Centre. There are Primary schools, high schools, Castleford College, and New College Pontefract, all within easy access, as well as eateries, bars, and shops.

THE PROPERTY

Upon entering the property, you are greeted by a large entrance hallway that connects to the cloakroom, which features wardrobes and shelving for coats, bags, and shoes. The cloakroom leads into the utility room, which offers more storage space. Continuing through the property to the living room, a very spacious space, suitable for multiple sofas/chairs, decorated in a modern style, with panelling and neutral carpets, and a rear-facing window providing natural lighting. Moving through to the kitchen again, very spacious, with a variety of green tall wall and base units, light worktops, and integrated cooking appliances. Connected to the kitchen is the dining room, which accommodates a 6-8 seater dining table, with further floor-to-ceiling cabinetry and a double fridge. From the dining room, you can access the sunroom via the bi-folding doors, ideal for hosting and offering ample seating and dining space. The sunroom is decorated with matching cabinets to the kitchen and dining room, giving a cohesive look. It benefits from wood like worktops and a dining island, which fit a further six stools. The sunroom features Velux-style windows and patio doors, providing ample natural light and access to the garden. Lastly, on the ground floor is the downstairs WC, decorated with stone-effect wall and complementary grey tiles comprising the WC and wash basin.

On the first floor of this property are four spacious bedrooms, the main bedroom benefiting from high-quality fitted wardrobes and an ensuite which comprises a shower, wash basin, and WC. The second and third bedrooms both have spacious, fitted double beds and large windows that provide ample lighting. The fourth bedroom, currently used as a dressing room, features multiple large wardrobes; it could also be used as an office or playroom. Lastly, on the first floor is the main bathroom, which comprises a bath, a wash basin and a WC.

Exterior:

At the front of the property, there is a double drive for your convenience. At the rear is the garden, which has decking all around, with plants and shrubbery in the middle, ideal for anyone who likes gardening. The main benefits of this garden are the coal sauna, which fits two people perfectly after a long day, and the wood cabin, which is currently used as an at-home gym and fitted with electrics and a reinforced floor. Wood treated and painted with high-quality paint to ensure lasting weather protection. Includes an attached separate storage area. Only erected 2.5 years ago.

Some further benefits of this property include CCTV coverage of the front, back, and sides, which has been serviced regularly. A new boiler fitted in 2023 and serviced annually; new double-glazed windows in the main bedroom. New cladding as well as black guttering at the front of the house. Lastly, the loft has been boarded out and shelved with pull-down stairs for easy access, ideal for extra storage

Overall, this property is very versatile, spacious and modern. Ideal for a family or someone who enjoys hosting.

Call our office today to arrange a viewing.

HUNTERS are delighted to introduce to the market this beautifully presented four-bedroom detached home, located within an estate in the sought-after town of Castleford

Briefly comprising; entrance hallway, cloakroom, utility, living room, kitchen, dining room, sun room, downstairs wc, four bedrooms, ensuite, main bathroom, sauna, and wood cabin.

Viewing is essential to appreciate the space and style of the property on offer.

Features

• DETACHED PROPERTY • 4 BEDROOMS • TWO PERSON COAL SAUNA • SUN ROOM • SPACIOUS THROUGHOUT • DOUBLE PARKING • OUTBUILDING • FREEHOLD • COUNCIL TAX BAND D • EPC C