

# HUNTERS®

HERE TO GET *you* THERE

**47 Sycamore Drive, Castleford, WF10 5GU**

**Offers In Excess Of £240,000**

**Property Images**

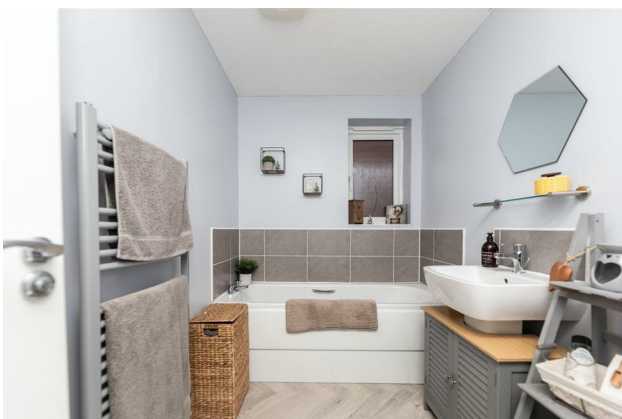




# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



# HUNTERS®

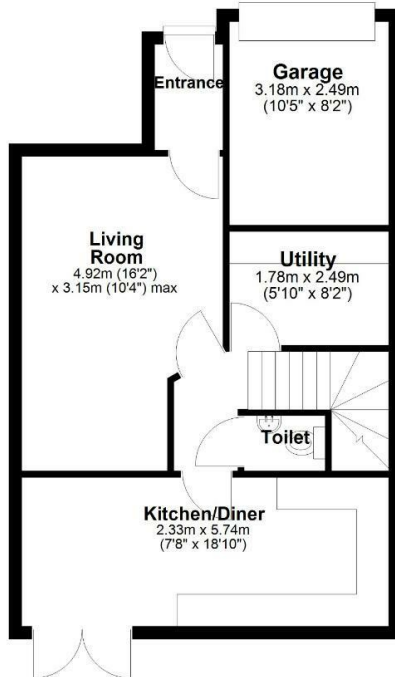
HERE TO GET *you* THERE

## Floorplan

**HUNTERS®**

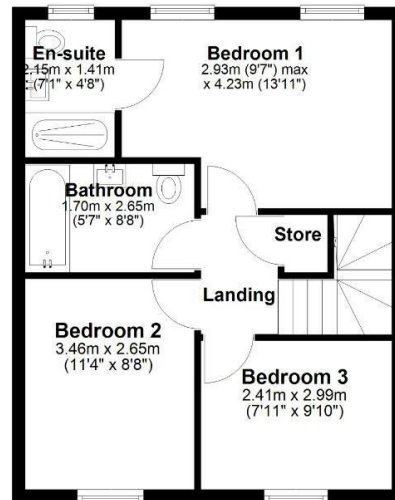
### Ground Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



### First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 92.3 sq. metres (993.8 sq. feet)

## EPC

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         | 94        |
| (81-91) <b>B</b>                                   | 83      |           |
| (69-80) <b>C</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 |         |           |

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 1

Tenure: Leasehold

## THE SETTING

Sycamore Drive is positioned within a sought after area in the town of Castleford. Providing excellent access to local amenities such as 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, as well as the train and bus station in Castleford Centre. There are primary schools, high schools and Castleford College within easy access, as well as eateries, bars, and shops.

## THE PROPERTY

Upon entering the property, you're welcomed by an entrance that leads directly into a spacious and inviting living room. This warm and cosy space benefits from ample seating and a large front-facing window that floods the room with natural light. Flowing seamlessly through the living room, the kitchen/diner offers a bright and generously sized space, benefitting from space to fit a fridge-freezer, dishwasher, integrated oven and cooking hob, and is complimented by modern wall and base units. The kitchen/diner has space to fit a 4-seater dining table and mini bar, perfect for everyday meals or casual entertaining.

On the ground floor, there is a dedicated utility room, equipped to accommodate a dryer and undercounter fridge, along with additional counter space, and wall and base units, for extra storage. Lastly, there's a downstairs w/c and hand basin for added convenience.

The first floor hosts three well-proportioned bedrooms, an en-suite and a family bathroom. The master bedroom is a spacious room, currently furnished with a king size bed, bedside tables and dresser. The en-suite features a walk-in shower, w/c and hand basin with under-sink storage; all finished with tasteful tiling. Bedroom two is another generously sized double, currently used as a wardrobe/home office, this room has plenty of space to fit a double bed and drawers. Bedroom three is a good sized single, this room can easily be adapted to suit your lifestyle needs and be used as a home office, walk-in-wardrobe or nursery.

The family bathroom is fitted with a bath, w/c and hand basin with under-sink storage. This room is finished with a heated towel rail and complementary flooring. Lastly, the first floor also benefits from a storage cupboard.

## THE OUTSIDE

Double french doors and a side gate provide direct access to the large rear garden. The garden benefits from a lawn, and the current sellers have added a decked area, being a great space to add garden furniture and al fresco dining.

Additionally, the home has a driveway to generously fit two cars, and a garage that offers further valuable storage space.

## Features

• DETACHED • THREE BEDROOMS • UTILITY ROOM • DOWNSTAIRS W/C • MASTER BEDROOM WITH ENSUITE • EXPANSIVE REAR GARDEN • MODERN HOME • LEASEHOLD • EPC RATING B • COUNCIL TAX BAND D