

HUNTERS®

HERE TO GET *you* THERE

34 Toll Hill Court, Castleford, WF10 3FH

Asking Price £230,000

Property Images



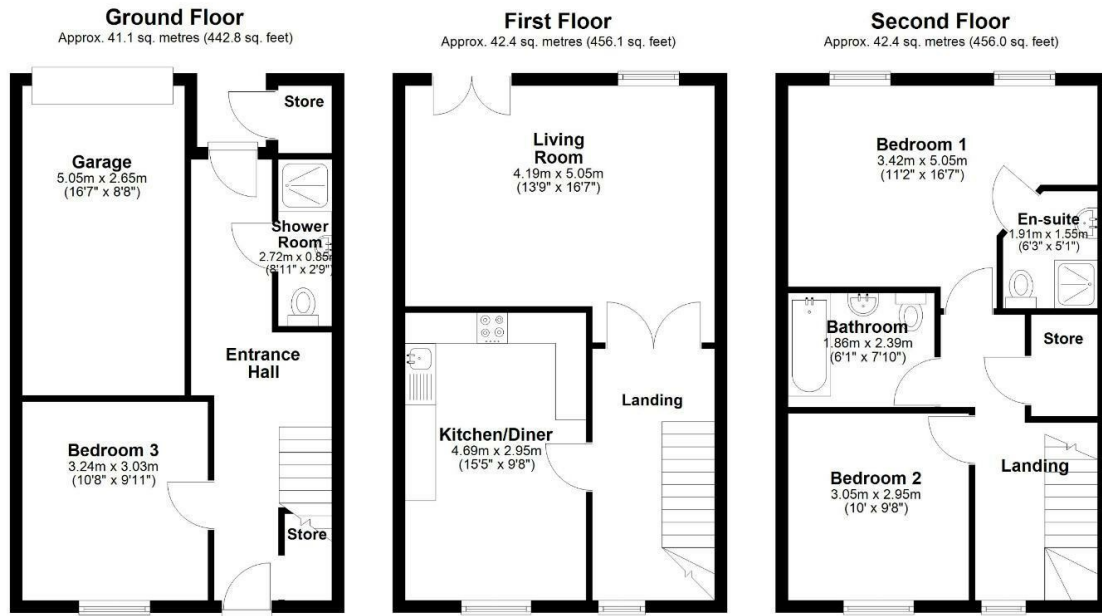
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Floorplan



Total area: approx. 125.9 sq. metres (1354.9 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	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 - Townhouse Beds: 3 Bathrooms: 3 Receptions: 1

Tenure: Freehold

THE SETTING

Nestled within a quiet residential pocket of Castleford, Toll Hill Court offers a modern suburban retreat that manages to feel both connected and comfortably secluded. You're a stone's throw away from the Junction 32 Outlet Shopping Village and the Xscape complex; whether it's high-street shopping or going to the cinema, the entertainment options are on your doorstep. Local parks and the nearby Aire and Calder Navigation offer scenic walking routes for those who prefer the outdoors. For commuters, there's great access links to the M62, linking you easily to Leeds, Wakefield and beyond.

THE PROPERTY

Upon entering, you are greeted by a welcoming hallway that offers a practical transition space for coats and shoes. To the left is a contemporary downstairs shower room, complete with a shower cubicle, hand basin and WC. The ground floor concludes with a generously sized third bedroom; a versatile space that easily accommodates a double bed, yet offers the flexibility to serve as a home office or gym.

Continuing to the first floor, you'll discover the heart of the home: a seamlessly integrated kitchen/diner and a spacious living room. The kitchen is finished to a high standard, showcasing sleek dark grey cabinetry paired with complementary work surfaces. Designed with functionality in mind, it includes an integrated oven, alongside dedicated space for a dishwasher, washing machine and fridge-freezer. The layout is further enhanced by comfortably accommodating a four-seater dining table to enjoy family meals. Benefitting from French doors, the living room is bathed in natural light, creating a bright and airy space. There's plenty of room for a large sofa and additional storage furniture, offering a perfect space to relax or entertain in comfort.

The second floor hosts two further well-proportioned bedrooms, including the master suite. This principal bedroom offers abundant space for a king-sized bed and substantial storage. It's served by a private en-suite shower room, featuring a shower cubicle, WC, and hand basin. Bedroom two is another generous double, ensuring plenty of room to fit additional wardrobes and drawers. Completing this floor is the family bathroom, which boasts a bath with an overhead shower, hand basin and WC.

OUTSIDE SPACE:

The exterior is equally impressive, featuring a private driveway with off-road parking for two vehicles, leading to a secure integral garage. To the rear, the property boasts a beautifully private and paved terrace, providing the perfect setting for alfresco dining and summer BBQs.

In summary this property is in a great location and is a perfect family home.

Features

• Three Bedrooms • Three Bathrooms • Integral Garage • Driveway • Spacious Throughout • Great Family Home • Ideally Located For Amenities • Freehold • Council Tax Band C • EPC Rating C