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15 Crewe Road, Castleford, WF10 3JS

Offers In Excess Of £170,000

Property Images



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Floorplan



Total area: approx. 74.5 sq. metres (802.0 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Reception: 1
Tenure: Freehold

THE SETTING:

Crewe Road is situated in a popular location in Castleford close to amenities. Castleford and Pontefract town centres are a stones throw away as well as motorway links and public transport routes. Junction 32 shopping village and Xscape activity centre are on the doorstep as well as schools, supermarkets, public houses and restaurants. If you're into your sports then the popular Castleford Tigers Rugby Ground and Pontefract Collieries football stadium are close by.

THE PROPERTY:

The current owner has created a great downstairs space for modern family living. As you enter the property you're greeted with a spacious hallway excellent for storing coats, shoes and bags. Off the hallway is a handy utility room with space for a washing machine, tumble dryer and further storage cupboards for those that wish to add them. A handy understairs cupboard provides further storage. The kitchen is to the rear of the property off the hallway which then provides access to the open plan living/dining area. The kitchen itself has been very recently fitted; it boasts a range of base and wall units with pebble slab doors and complimentary chrome handles. The kitchen also benefits from oak effect laminate worktops, stainless steel sink and drainer, space for a dishwasher, integral oven and gas hob, space for a fridge freezer. A square archway gives access to the generous dual aspect living/dining area which provides versatility for furniture and patio doors give access out to the rear garden.

Engineered oak doors, modern flooring and neutral decor are a theme throughout this property and it benefits from a recent rewire and recent rendering, the boiler has also been serviced recently. Upstairs the landing gives access to all first floor rooms. the master bedroom is spacious in size with large windows allowing for lots of natural light. The second bedroom is also a double and finally the third bedroom is a good sized single that can also be used as a home office.

Completing the first floor is the house bathroom with 3 piece suite and modern tiles surrounding. An added bonus to this property is the full carpeted loft with ladder access, this makes a great room for storage or could be a games room.

OUTSIDE SPACE:

This house is beautifully positioned with a large driveway to the front and an enclosed garden with detached garage to the rear.

In summary this property needs to be viewed to be fully appreciated, call us to arrange your viewing today.

Features

- Stunning family home • Spacious rooms throughout • Detached garage and driveway • Modern decor • Recently fitted kitchen • Good sized bedrooms and loft room • Viewing essential • Freehold • EPC rating TBC • Council tax band A



6 Bank Street, Castleford, WF10 1HZ
Tel: 01977 604600 Email: castlefordsales@hunters.com <https://www.hunters.co.uk>

