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1 Epsom Close, Castleford, WF10 5XS

Offers Over £200,000

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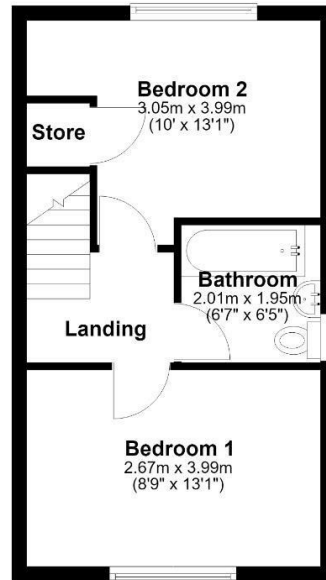
Ground Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



Total area: approx. 59.6 sq. metres (641.5 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(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 - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1
Tenure: Freehold

THE SETTING:

Epsom Close is a quiet cul-de-sac of immaculately maintained homes, offering a peaceful residential setting with the convenience of excellent local amenities. Residents enjoy quick and easy access to both Castleford and Pontefract town centres, as well as major motorway links and public transport routes for effortless commuting. Just moments away, you'll find Junction 32 shopping village and the Xscape activity centre, providing fantastic shopping, dining, and entertainment options. The area is well-served by schools, supermarkets, restaurants, and public houses, making it ideal for families and professionals alike. Sports enthusiasts will also appreciate being close to the renowned Castleford Tigers Rugby Ground and Pontefract Collieries football stadium, adding to the vibrant community atmosphere.

THE PROPERTY:

Upon entering, you are welcomed by an entrance hallway with handy space for storing shoes, coats, and bags. The hallway flows seamlessly into a spacious kitchen/diner, decorated with a stylish array of neutral wall and base units, complemented by contemporary grey and white splash-back tiling. There's ample room for a four-seater dining table, making this area perfect for family meals or entertaining guests. The kitchen opens into a bright and inviting living room, decorated in a modern style. This spacious area easily accommodates a good-sized sofa, TV unit, and additional furnishings to suit your needs. Patio doors lead directly to the rear garden, allowing an abundance of natural light to fill the room and creating a seamless connection to the outdoor space—perfect for relaxing or entertaining. Lastly, on the ground floor is the WC with a wash basin for your convenience.

The first floor offers two spacious double bedrooms, each tastefully decorated and filled with natural light from large windows. The main bedroom provides ample space for a king-size bed and large wardrobe, ensuring generous storage for clothes and belongings. The second bedroom is equally impressive and features a built-in storage cupboard, which is perfect for use as a wardrobe or extra storage; there is also space for a desk, making it ideal for working from home or as a dressing area. Both bedrooms offer comfort and flexibility, making them well-suited to families, guests, or those needing a dedicated workspace. Finally, the contemporary bathroom is well-appointed with a bathtub featuring an overhead shower, a modern wash basin, and a WC - offering both comfort and functionality for everyday living. From the first floor, there is also access to the spacious loft, which has been partially boarded and fitted with a fully attached ladder for ease. This space is perfect for extra storage.

At the front of the property, a well-kept buffer garden with mature trees and shrubbery which provides a welcoming approach and added privacy. To the rear, you'll find an attractive, low-maintenance garden, designed for relaxation and enjoyment. This outdoor space features a patio area, perfect for summer seating or alfresco dining, as well as quality astro turf for year-round greenery without the upkeep. The garden is ideal for entertaining, family time, or simply unwinding in a peaceful setting.

At the back of the property, there is also a driveway which can accommodate multiple vehicles for ease and convenience.

In summary, this property would make an ideal purchase for first-time buyers, young families, or investors alike call us to arrange a date and time to view.

****Floor plan measurements to be confirmed****

HUNTERS are delighted to present this spacious and beautifully maintained two-bedroom home, perfectly positioned on the ever-popular Epsom Close in Castleford. This appealing property offers a thoughtfully designed layout, providing a welcoming kitchen/diner, comfortable living room, two generous bedrooms, and a modern bathroom—ideal for first-time buyers, young families, or investors alike. An early viewing is highly recommended to truly appreciate the space, style, and fantastic location on offer.

Features

• Two Double Bedrooms • Spacious throughout • Kitchen/Diner • Off street parking • Low maintenance garden • Close to local amenities • Ideal for young professionals and first time buyers alike • Freehold • Council Tax Band B • EPC Rating B