

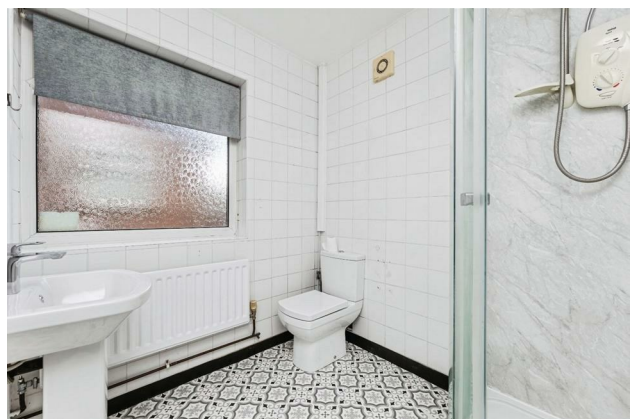
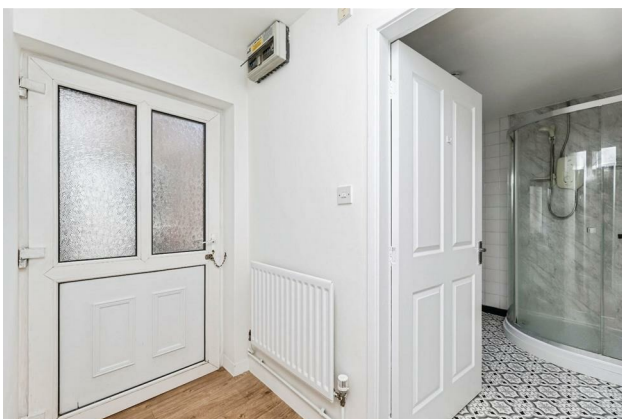
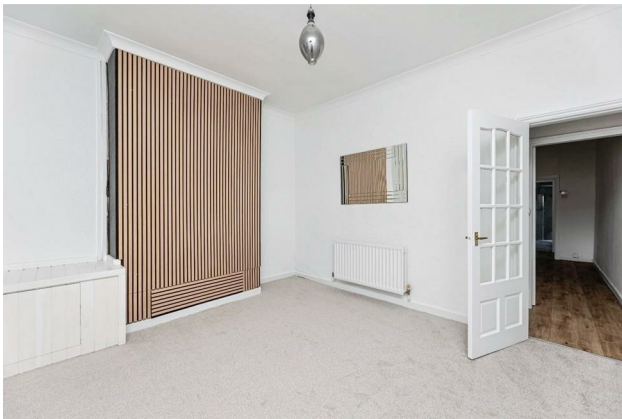
HUNTERS®

HERE TO GET *you* THERE

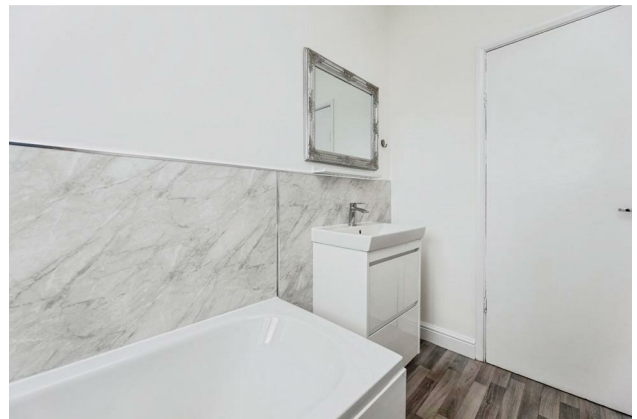
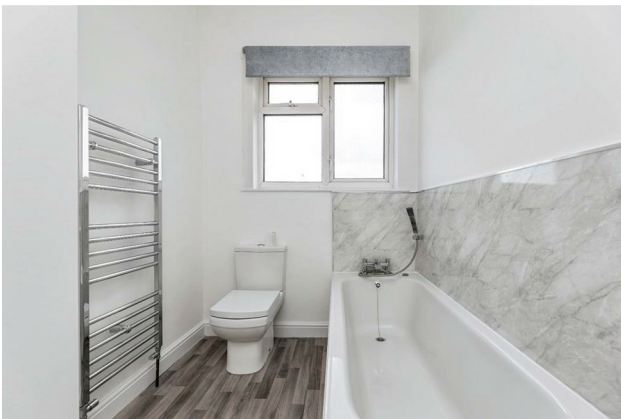
6 Leeds Road, Castleford, WF10 5HA

£130,000

Property Images



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Ground Floor
Approx. 46.2 sq. metres (497.5 sq. feet)



First Floor
Approx. 37.5 sq. metres (404.1 sq. feet)



Total area: approx. 83.8 sq. metres (901.6 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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 - Mid Terrace Beds: 2 Bathrooms: 2 Receptions: 1
Tenure: Freehold

THE SETTING

Leeds Road 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 outdoor 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. The property is within easy access to eateries, bars, and shops as well as primary schools, high schools, Castleford College and New College Pontefract all with Ofsted ratings of Good or Outstanding

THE PROPERTY

Upon entering this property, you are greeted by the living room, which has been decorated in a clean, modern style with neutral carpets and a wood-effect accent wall. This space could easily fit good-sized sofas and further furniture. This space also benefits from a large front-facing window, providing ample natural light. Moving through to the spacious kitchen diner, which features an array of wall and base units with ample space for a 6-8 seater dining table, ideal for family dinners and hosting. Continuing to the back of the property where there is a downstairs shower room, comprising a shower cubicle, wash basin and WC also in the shower room is the boiler cupboard and plumbing for a washing machine. This is ideal as it makes this property more accessible. Lastly, on the ground floor, the rear hallway and storage cupboard, ideal for hiding shoes, bags and coats.

On the first floor of the property are 2 good-sized bedrooms. The main bedroom is the same size as the living room and easily accommodates a double bed, wardrobes and a dressing table. The second bedroom could fit a double bed and extra furniture for a children's bedroom, a spare room or alternatively could be ideal for a dressing room or office space. Lastly, on the first floor is the bathroom, which comprises a bath, a wash basin with storage cabinet and a WC.

At the front of this property is a buffer garden for additional privacy; at the rear is the spacious, low-maintenance garden, which features a small decking area and artificial grass, perfect for relaxing after a long day and dining al fresco.

In summary, this property would make the perfect home for first-time buyers, young professionals and investors alike. Call us to arrange a date and time to view.

HUNTERS are delighted to introduce to the market this beautifully presented two-bed mid terraced property situated in the sought-after town of Castleford on Leeds Road

Briefly comprising; living room, kitchen, dining room, downstairs shower room, two bedrooms and an upstairs bathroom. Viewing is essential to appreciate the property's space and style.

Features

• 2 Bedrooms • Mid Terraced • Large Kitchen/Diner • 2 Bathrooms • No Chain • Close To Local Amenities • Ideal for First Time Buyers & Investors Alike • Freehold • Council Tax Band A • EPC Rating - D