

HUNTERS®

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9 Healdfield Court, Castleford, WF10 4TU

Offers In Excess Of £325,000

Property Images



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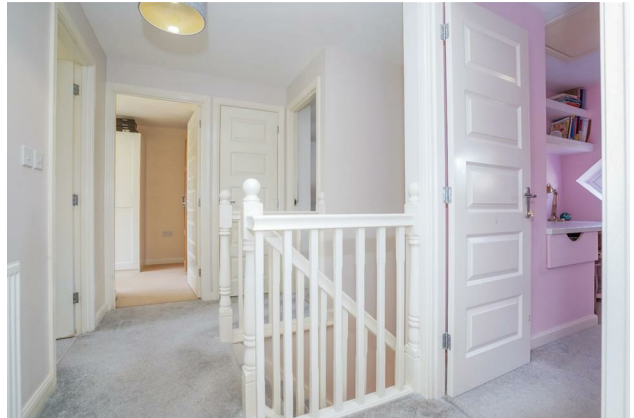
Property Images



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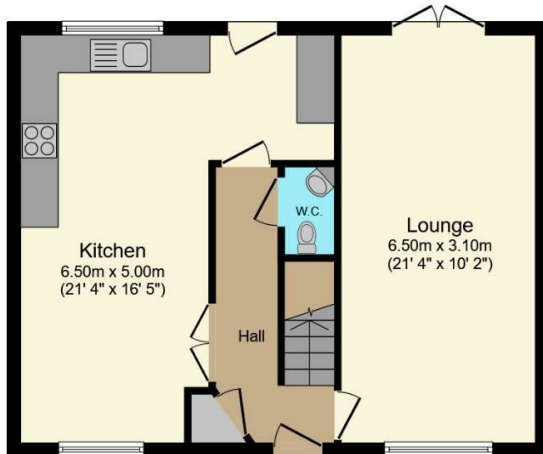
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Property Images



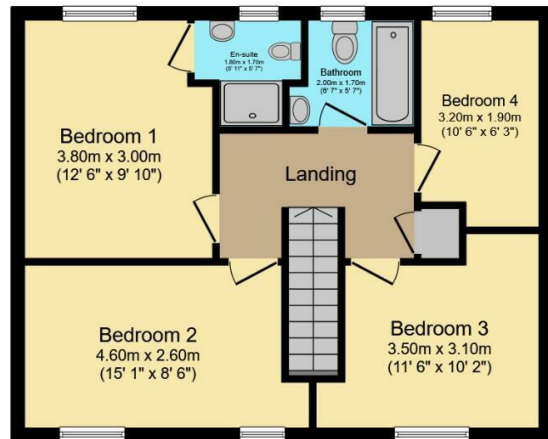
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Ground Floor

Floor area 53.3 sq.m. (574 sq.ft.)



First Floor

Floor area 53.3 sq.m. (573 sq.ft.)

Total floor area: 106.6 sq.m. (1,147 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

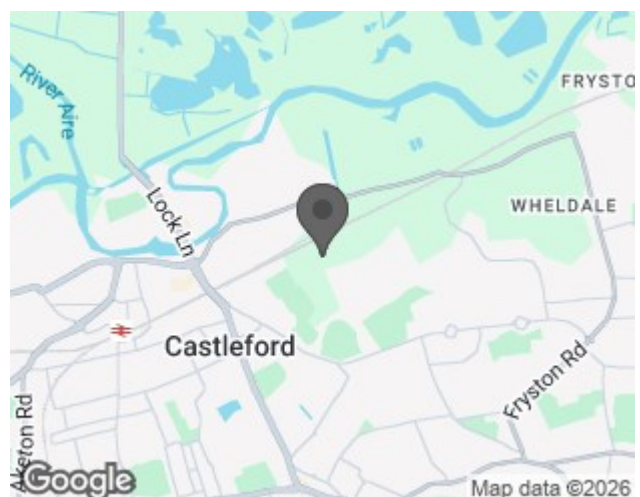
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

79

83

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 1
Tenure: Freehold

HUNTERS are delighted to introduce to the market this 4 Bedroom Detached property situated on Healdfield Court in a highly popular area of Castleford.

Briefly comprising; Living room, kitchen/diner, four spacious bedrooms, ensuite bathroom, main bathroom, and wc. Viewing is essential to appreciate the space and style of the property on offer.

THE SETTING

Healdfield Court is a part of a well-maintained, modern development built around 2012, featuring a variety of stylish, executive-style homes. The Detached property is perfectly positioned for both town and countryside living, offering easy access to town centres like Castleford and Pontefract, which are just a short drive away. The M62 and A1 links are just a stone's throw away, as well as access to public transport. Popular destinations such as Junction 32 Shopping Outlet and Xscape Leisure Centre are right on your doorstep, along with sports venues like Castleford Tigers Rugby Ground and Pontefract Collieries Football Stadium. Whether you're commuting, shopping, dining out, or enjoying the outdoors, this location has it all.

THE PROPERTY

Upon entering the property, you are greeted with an entrance hallway, which is perfect for storing coats, bags, and shoes. Following through the property is the lounge, which is generously sized, fitting two good-sized sofas and accommodating a dining table quite nicely, making it ideal for hosting. The living room further benefits from patio doors, which bring in ample natural lighting. In the spacious breakfast kitchen, there is again space for a dining table if you would prefer not to have one in the living room, as well as a variety of wall and base units and integral cooking appliances. At the rear end of the kitchen is further access to the garden as well as a hidden space to keep your washing machine and dryer. Lastly, on the ground floor is the WC, which is under the stairs, comprising a WC and a wash basin.

On the first floor of this property are four good-sized bedrooms, the main bedroom benefits from an ensuite bathroom which has a WC, wash basin and shower. The second bedroom, furnished by the current occupiers with a double bed, benefits from an alcove which is currently used as a built-in desk and storage shelves. Bedrooms 3 and 4 can be very versatile if you do not need four bedrooms, as they can be repurposed as an office space, walk-in wardrobe, or playroom if you have children, etc. The main family bathroom comprises; wc, wash basin and a bath.

To the exterior of the property is a detached garage ideal for extra storage, with a driveway for two vehicles in front. At the rear of the property is the generous private garden, featuring a small patio area perfect for relaxing after a long day or dining al-fresco. Also, having mature plants and shrubbery.

In summary, this property would make the perfect starter home, investment, or even family home. Call us to arrange a date and time to view.

Features

• Detached Property • 4 Bedrooms • 2 Bathrooms • Spacious Living • Detached Garage • Drive Way for 2 cars • Close to Local Amenities • Freehold • EPC Rating TBC • Council Tax Band D