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49 Lumley Avenue, Castleford, Wakefield, WF10 5LX

Offers In Excess Of £180,000

Property Images

















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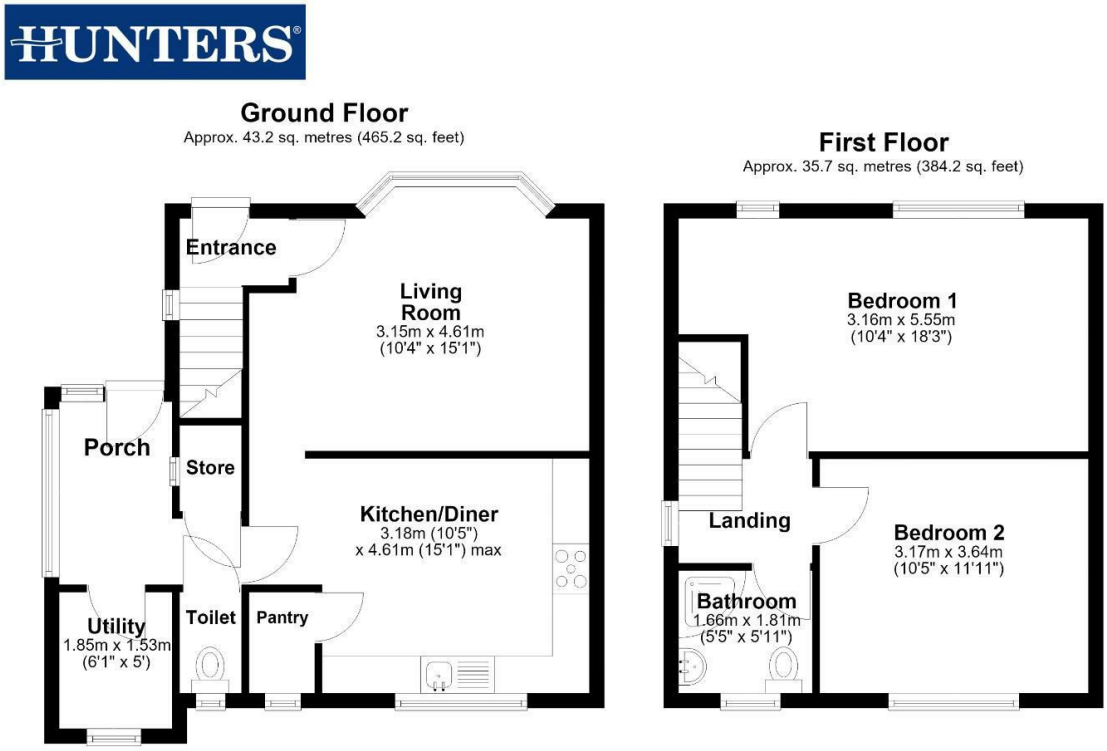




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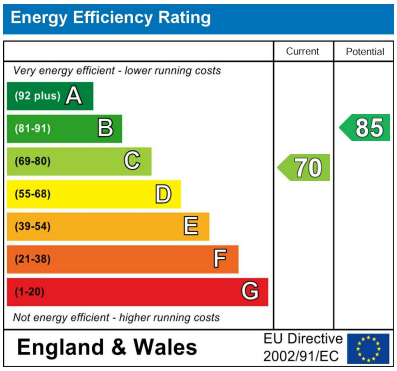
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Floorplan



Total area: approx. 78.9 sq. metres (849.4 sq. feet)

EPC



Map



Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1

Tenure: Freehold

HUNTERS are delighted to bring to the market this attractive and beautifully presented two bedroom semi-detached property, situated in a pleasant cul-de-sac situated on Lumley Avenue. The property briefly comprises: entrance, spacious lounge, kitchen/diner, useful pantry, utility area, additional storage room and downstairs WC. To the first floor are two well proportioned bedrooms and a modern family bathroom.

THE SETTING:
Located on Lumley Avenue, within a pleasant cul-de-sac position in Castleford. The property enjoys a convenient setting with a range of local amenities and facilities close at hand. Castleford town centre and the neighbouring town of Pontefract offer a variety of shops, supermarkets, cafes, restaurants and everyday amenities. For those who enjoy shopping, leisure and entertainment, the popular Junction 32 Shopping Outlet and Xscape are also within easy reach. The location is particularly well suited to commuters, with convenient access to the motorway network, including the M62, alongside nearby public transport links providing connections to surrounding towns and cities. Families will appreciate the selection of local schools and educational facilities in the surrounding area. For sports enthusiasts, the property is ideally placed for access to the popular Castleford Tigers Rugby League Ground and Pontefract Collieries Football Club.

THE PROPERTY:
Upon entering the property, you are welcomed into a home that offers a lovely balance of modern presentation, practical living space and natural light. The living room is a particularly inviting space, offering generous proportions and a modern decorative finish. A large bay window forms an attractive focal point to the room, allowing an abundance of natural light to flood the space and creating a bright and airy atmosphere. There is ample room for a variety of lounge furnishings, making this an ideal setting for relaxing with family or entertaining guests. To the rear of the property is a spacious and well presented kitchen/diner, offering an excellent combination of preparation, storage and dining space. The kitchen is fitted with an attractive range of contemporary light grey wall and base units, complemented by wood effect work surfaces, creating a stylish yet timeless finish. The kitchen further benefits from an integrated hob and built in oven, whilst the generous layout provides plenty of room for dining furniture. Whether enjoying everyday family meals or hosting friends and family, this is a versatile and sociable space that is sure to appeal to prospective purchasers. The neutral decor enhances the feeling of space and light, whilst the useful additional pantry provides valuable storage for kitchen essentials and household items. Further enhancing the practicality of the ground floor is a useful utility area, providing additional space for laundry appliances and everyday household requirements. There is also an additional room offering further valuable storage potential, together with a convenient downstairs WC. These additional facilities are a real benefit, helping to keep the main living areas organised and making the property particularly well suited to modern family life.

Moving upstairs, the first floor continues to impress with two well proportioned bedrooms, both offering comfortable accommodation and plenty of natural light. Bedroom one is a generous double bedroom, tastefully decorated to create a calm and relaxing environment. A large window allows plenty of natural light to enter, enhancing the bright and spacious feel of the room. There is ample space for a double bed and additional bedroom furniture, including wardrobes and bedside cabinets. Bedroom two is another well sized room, offering excellent versatility, with sufficient space for a double bed, wardrobes and draws. The room could comfortably serve as a second bedroom, guest accommodation or alternatively a home office. Completing the first floor is a well presented family bathroom, fitted with a corner shower, wash basin and WC. Complementary wall tiling and flooring create a coordinated finish, providing a practical and attractive space for everyday use.

OUTSIDE SPACE:
One of the property's particularly appealing features is the generous rear garden, offering an excellent amount of outdoor space to enjoy. The garden incorporates two separate decked seating areas, providing fantastic opportunities for outdoor dining, entertaining friends and family or simply relaxing. The larger garden area offers further space to enjoy, with plenty of potential for keen gardeners or those looking to create their own outdoor retreat. A particularly attractive feature is the property's position backing onto allotments, providing a pleasant outlook and a greater sense of privacy, making this an ideal space to unwind and enjoy some outdoor tranquillity. The combination of decked entertaining areas and a generous garden makes this outdoor space a real asset to the property.

This home would make an excellent purchase for first-time buyers, couples, young professionals or small families.

The property offers far more than first meets the eye, it needs to be viewed to be fully appreciated. Early viewing is highly recommended to fully appreciate the accommodation, presentation and outdoor space this wonderful home has to offer.

Contact HUNTERS today to arrange your viewing and avoid missing out on this lovely home.

Features

• SEMI-DETACHED • MODERN THROUGHOUT • SPACIOUS • PANTRY • UTILITY • LARGE BACK GARDEN • CLOSE TO LOCAL AMENITIES • EPC RATING C • COUNCIL TAX BAND A • FREEHOLD