

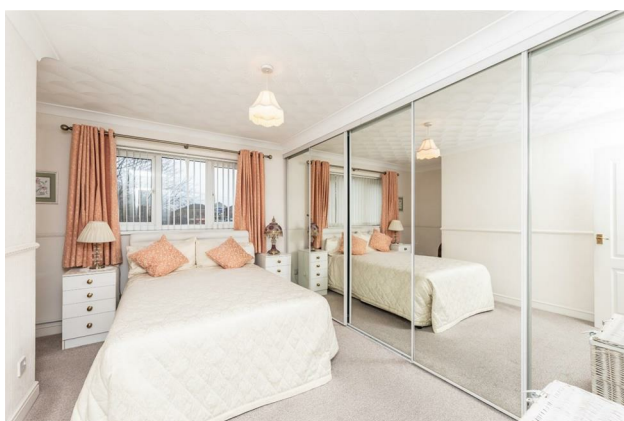
# HUNTERS®

HERE TO GET *you* THERE

**4 The Maltins, Castleford, WF10 1HN**

**Offers In Excess Of £195,000**

**Property Images**





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## Property Images



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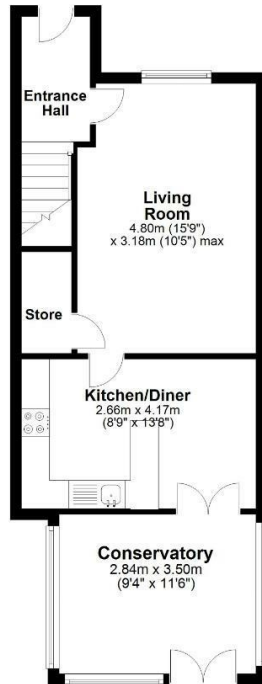
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## HUNTERS®

### Ground Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



### First Floor

Approx. 46.1 sq. metres (496.4 sq. feet)

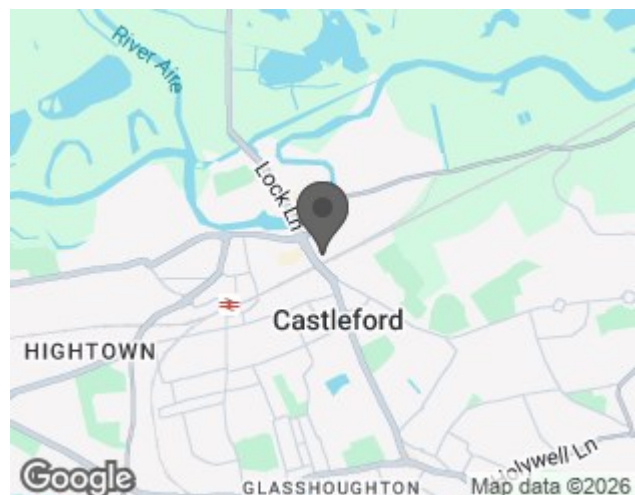


Total area: approx. 89.4 sq. metres (962.2 sq. feet)

## EPC

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 68                         | 74        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

## Map



## Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

HUNTERS are excited to present this delightful 3-bedroom property, ideally located in a highly sought-after area. This fantastic home enjoys close proximity to local amenities, the town centre, and excellent transport links, making it perfect for those seeking convenience and easy access to everything you need.

**Ground Floor:** Step inside and you'll find a welcoming entrance hallway that leads into the spacious living room. This bright and airy space features a large window, a cosy fireplace, and plenty of room for ample seating. Integrated into the living room is a handy enclosed room, ideal for additional storage.

The living room flows seamlessly into the kitchen dining room, which is fitted with practical wall and base units, as well as an integrated cooker. This versatile space comfortably accommodates a 4-seater dining table, offering a great spot for family meals or entertaining guests.

To the rear, you'll find the stunning conservatory, offering views of the rear garden through its expansive windows. This light-filled room provides a spacious living area that's perfect for family entertainment or enjoying peaceful moments. French doors open directly onto the rear garden.

**First Floor:** Upstairs, the property features 3 well-proportioned bedrooms. The master bedroom benefits from integrated storage solutions and a large window. There are two further generously sized bedrooms, offering flexibility for family living, a home office, or guest rooms.

The house bathroom is designed with a shower cubicle, bath, hand basin, and WC, all complemented by tiles.

Externally, the rear garden is fully enclosed and features low-maintenance stone paving, offering a outdoor space that's perfect for relaxing or entertaining without the upkeep. To the front, there's off-road parking, providing convenient access to the rear of the property and easy access to the rear garden.

## Features

• NO ONWARDS CHAIN • 3 BEDROOMS • REAR ENCLOSED GARDEN • SOUGHT AFTER LOCATION • CLOSE TO LOCAL AMENITIES • OFF STREET PARKING FOR 2 VEHICLES • COUNCIL TAX BAND B • EPC RATING D • FREEHOLD