

# HUNTERS®

HERE TO GET *you* THERE

**12 Beeston Way, Allerton Bywater, Castleford, Leeds, WF10 2AG**

**Offers Over £290,000**

**Property Images**



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## Property Images



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## Property Images



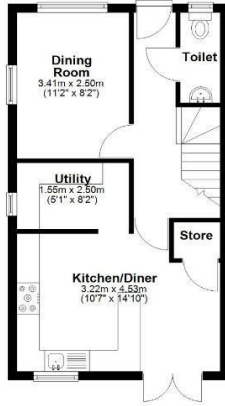
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## HUNTERS®

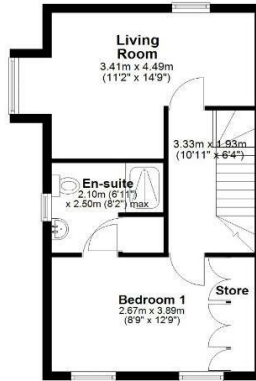
### Ground Floor

Approx. 63.9 sq. metres (697.5 sq. feet)



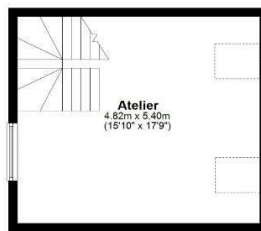
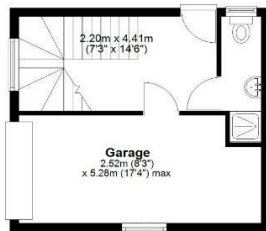
### First Floor

Approx. 64.9 sq. metres (699.9 sq. feet)



### Second Floor

Approx. 38.0 sq. metres (408.6 sq. feet)

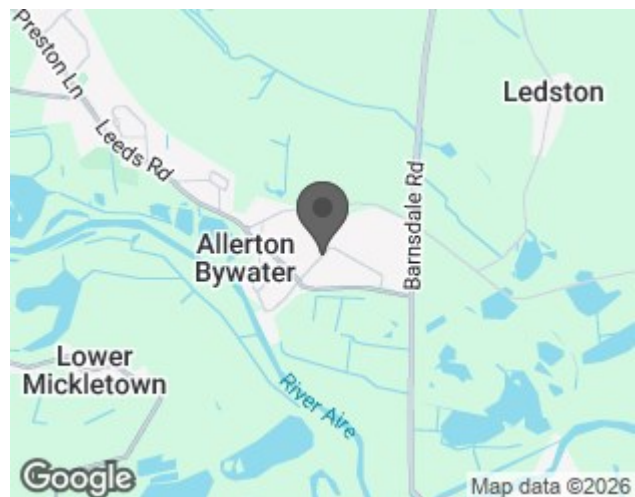


Total area: approx. 166.8 sq. metres (1795.1 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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 - End Terrace Beds: 4 Bathrooms: 2 Receptions: 2  
Tenure: Freehold

## THE SETTING

The location offers easy access to local amenities and is also just a short drive from the neighbouring countryside. Castleford and Pontefract town centres are a stone's throw away, as well as motorway links and public transport routes. Junction 32 shopping village and Xscape activity centre are on the doorstep, as well as schools, supermarkets, public houses and restaurants. If you're into sports, then the popular Castleford Tigers Rugby Ground and Pontefract Collieries football stadium are nearby.

## THE PROPERTY

Upon entering the property you are greeted with an entrance hallway, connect to the first reception room, this is a very versatile space, can be used as a dining room, living room, office space, at home gym etc. moving to the back of the property is the kitchen, equipped with wall and base units, a breakfast bar perfect for family dining. The kitchen also benefits from a storage cupboard to store coats, bags and shoes. Added to the kitchen is the utility room, ideal for hiding your washer and dryer. Lastly, on the ground floor of this property is a downstairs w/c for your convenience.

On the first floor of this property is the spacious living room, which benefits from multiple windows that provide natural lighting and offer ample seating space. Moving through to the first bedroom with an en-suite bathroom. On the top floor of this property are three additional bedrooms, making it a highly versatile property. If you don't need four bedrooms, you can adapt them to suit your needs, such as a playroom or office space. Both bedrooms 1 and 2 have built-in storage cupboards, which are perfect for use as wardrobes or to store spare bedding and towels.

To the rear of the property is the annex, on the ground floor is a garage ideal for storage or could be converted into a bedroom or living room ect, and a shower room which comprises of wc, wash basin, and shower. Upstairs is currently a games but could be a bedroom. This space would be ideal for families with older children or even if you have visitors frequently. Behind the garage is an allocated parking spot for your convenience.

Also at the rear of the property is a generous private garden, perfect for relaxing after a long day or dining al fresco.

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

HUNTERS are delighted to introduce to the market this 3-storey end-terraced property, located in the highly sought-after town of Castleford. Offering spacious living throughout.

Briefly comprising; living room, kitchen/diner, two reception rooms, utility room, four bedrooms, two bathrooms, garage and atelier.

Viewing is essential to appreciate the space and style of the property on offer!

## Features

**• 3 STOREY PROPERTY • 4 BEDROOMS • ANNEX • GARAGE • 2 BATHROOMS • UTILITY ROOM • CLOSE TO LOCAL AMENITIES • FREEHOLD • EPC RATING C • COUNCIL TAX BAND C**