

HUNTERS®

HERE TO GET *you* THERE

31 Smawthorne Avenue, Castleford, WF10 5BE

Offers Over £125,000

Property Images



HUNTERS®

HERE TO GET *you* THERE

Property Images

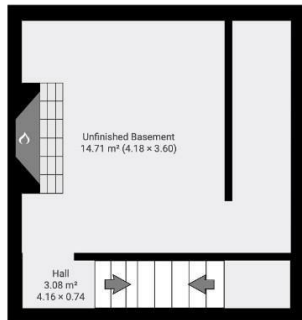


HUNTERS[®]

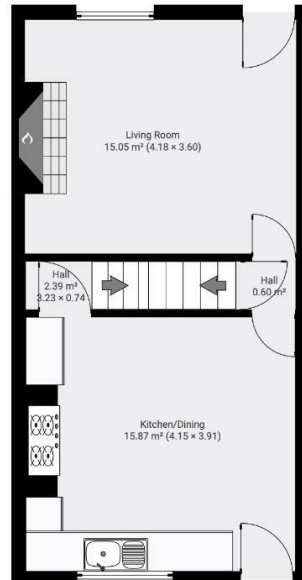
HERE TO GET *you* THERE

Property Images

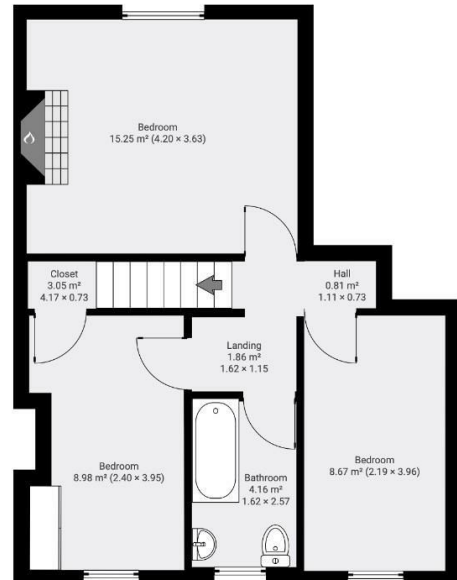
BASEMENT



GROUND FLOOR



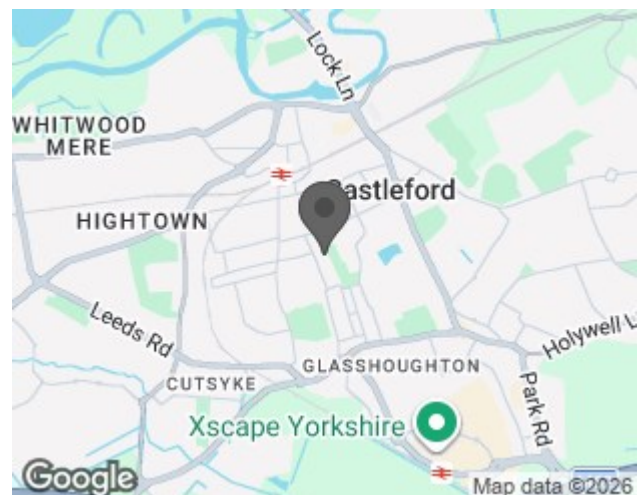
FIRST FLOOR



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 - Terraced Beds: 3 Bathrooms: 1 Receptions: 1
Tenure: Freehold

Hunters are pleased to bring to the market this very well presented 3 bed terraced property, close to local amenities, schools and the town centre.

The property briefly comprises to the ground floor; lounge leading to the spacious kitchen/diner. The back door leads onto rear garden which comprises Garage, yard and potting shed.

To the first floor is a large double bedroom and 2 further generous sized bedrooms with handy storage cupboards. The modern family bathroom features stylish 3 piece suite with overhead shower.

Additionally there is a large basement which is dry and ideal for storage.

THE SETTING:

Castleford is a bustling market town with lots to offer. The public transport networks allow access to the neighbouring cities of Leeds and York, within as little as 25 minutes and the A1(m) and M62 motorway links are there or thereabouts on the doorstep for those wishing to commute. Castleford also has lots of primary and high schools. Smawthorne Avenue is within walking distance to the town centre and railway station, its ideally positioned for first time buyers or young families to be able to get to work and school easily which makes it such a popular place to live.

THE PROPERTY:

Upon entering the property, you are welcomed by a spacious living room featuring a charming fireplace and ample room for multiple sofas and other furnishings. Large, front-facing windows flood the space with natural light, creating a warm and inviting atmosphere. The adjoining kitchen diner is perfectly suited for family meals and entertaining, offering a range of wall and base units and plenty of space for all essential kitchen appliances. From the kitchen, a hallway leads to the generous basement, ideal for additional storage.

The first floor offers a spacious double bedroom featuring a fireplace and ample space for a double bed, wardrobes, and additional furnishings. Two further generously sized bedrooms on this level are perfect for children or accommodating guests. Alternatively, these versatile rooms could serve as a home office, playroom, or dressing room to suit your needs. Completing the first floor is a stylish three-piece bathroom suite, comprising a bath with overhead shower, wash basin, and WC.

OUTSIDE SPACE:

The exterior of this property features a rear yard, perfect for relaxing after a long day or dining alfresco. This yard also features a potting shed at the end of the garden and a detached garage perfect for further storage.

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

****NO CHAIN**PERFECT FOR INVESTORS OR FIRST TIME BUYERS**SPACIOUS THROUGHOUT**MODERN DECORATION****

Features

• CLOSE TO LOCAL AMENITIES • REAR YARD • 3 SPACIOUS BEDROOMS • KITCHEN DINER • LARGE BASEMENT • DETACHED GARAGE • CLOSE TO TOWN CENTRE • EPC RATING D • COUNCIL TAX BAND A • FREEHOLD