

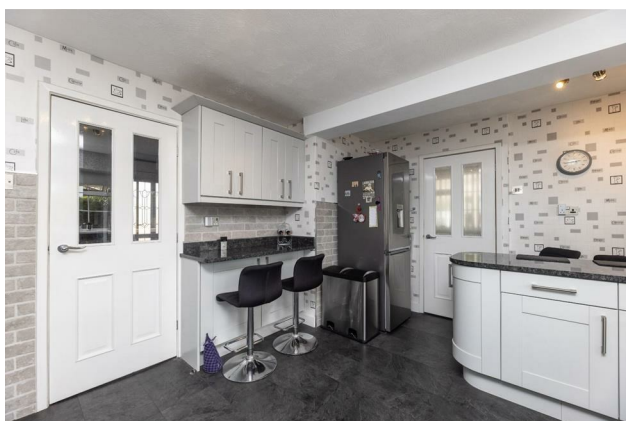
# HUNTERS®

HERE TO GET *you* THERE

**114 Sheepwalk Lane, Castleford, WF10 3QE**

**Offers In Excess Of £500,000**

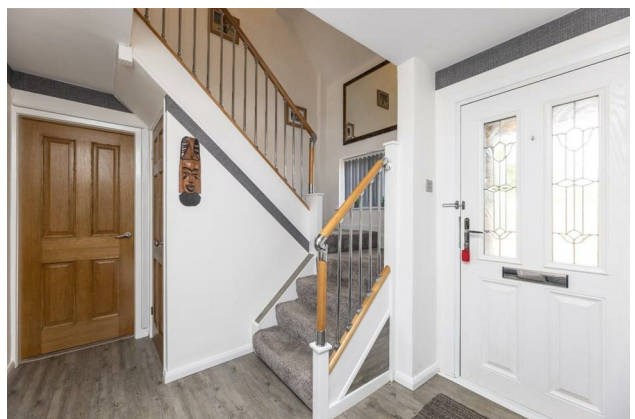
**Property Images**



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## Property Images



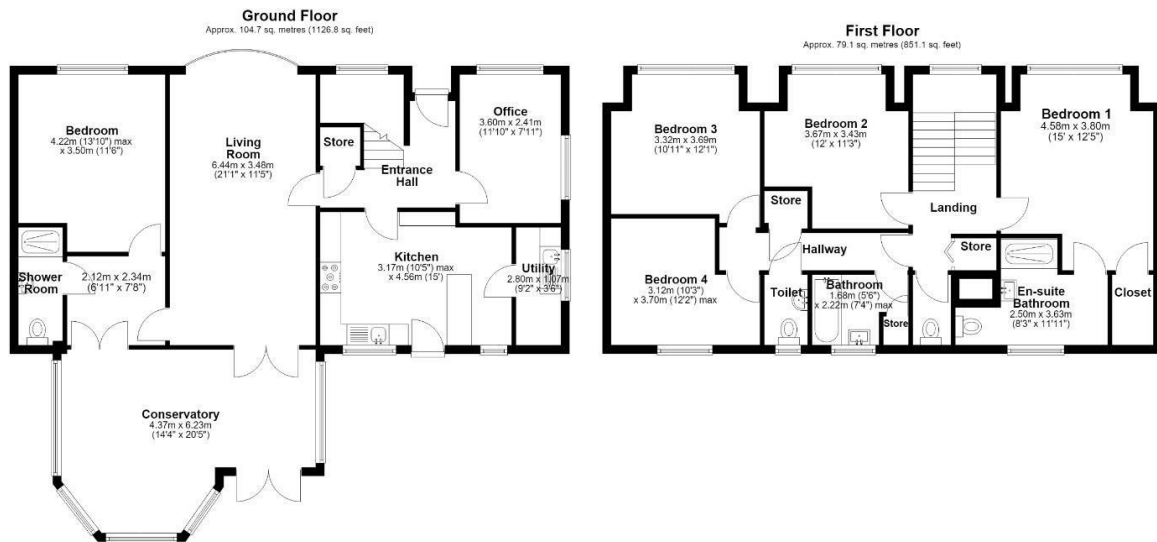
## Property Images



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Total area: approx. 183.8 sq. metres (1977.9 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>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 3 Receptions: 3  
Tenure: Freehold

### THE SETTING:

Sheepwalk Lane is arguably one of the most sought after areas in Castleford, the Lane itself has beautifully maintained properties that are all different and this one sits right at the end in a substantial plot heading out of Castleford next to neighbouring fields. The location provides easy access to local amenities but is also just a short drive to neighbouring countryside! Castleford and Pontefract town centres are a stones 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 your sports then the popular Castleford Tigers Rugby Ground and Pontefract Collieries football stadium are close by. This family home is situated in a prime location for a countryside feel but close to everything you might need nearby as well.

### THE PROPERTY:

As you enter the property you're greeted with an airy entrance hallway great for storing coats shoes and bags, there is a handy understairs cupboard and the hallway provides access to the breakfast kitchen, living room and home office. The home office sits comfortably at the front of the property, has two large windows and has the flexibility to be an array of different rooms; bedroom six. playroom for children, crafting room or studio. The breakfast kitchen features a range of base and wall units with shaker style dove grey doors, chrome handles and granite worktops compliment the kitchen really well. There is space for a Range style cooker. a stainless steel double basin housed within the worktop, integral dishwasher, space for an American fridge freezer and a breakfast bar seating area. Off the kitchen is a utility room with space and plumbing for a washing machine. space for a dryer and extra storage cupboards. The living room has a feature bay style window and is generous in size with ample space for large furniture perfect for family gatherings. In my opinion one of the selling points of this property is the conservatory which is a great entertaining space through the summer months. It is accessed via the living room and further patio doors lead out to the garden, there is space for a dining table and sofas making it a real family room. Off the conservatory a further set of doors provide access to a sitting room and shower room which would make an excellent guest bedroom/older teenage bedroom or even a space for multi-generational living.

Upstairs a spacious hallway and landing provide access to all first floor rooms. To the left is the full master suite. The bedroom is spacious with built in closet and further modern fitted furniture. The ensuite shower room is modern with double walk in shower and complimentary stylish black panelled glass screen, the handwash basin is housed within a vanity unit for storing bathroom essentials, a white wc completes the ensuite. There are three further double bedrooms upstairs all of which have ample space for storage and large windows making them light and airy. The house bathroom features a modern white suite with tiles surrounding, shower above the bath with complimentary vanity unit with hand wash basin. Completing the first floor are two separate WCs which is a real necessity for families!!

### OUTSIDE SPACE:

You access this property via metal framed composite gates and you're greeted with a large driveway and carport with space for multiple vehicles. To the rear and side of the property are several zones making it a great entertaining space. Off the conservatory and kitchen is a composite decked area and to the rear of the carport is a further paved area excellent for dining al fresco. To the side of the property is a large lawn area surrounded by mature hedges great for privacy and children playing. The outside space with this property is really impressive.

In summary. this property has so much to offer, the rooms and layout make it such a flexible home for different families. Viewing is essential to appreciate the property we have on offer. Call us today to arrange a viewing.

HUNTERS are delighted to introduce to the market this expansive detached property situated in a great position on the sought after Sheepwalk Lane on the outskirts of Castleford.

Briefly comprising to the ground floor; entrance hall, breakfast kitchen, utility room, living room. conservatory, home office/bedroom 6, sitting room/bedroom 5, shower room and to the first floor; master bedroom with ensuite, 3 further double bedrooms, bathroom and 2 restrooms, viewing is essential to appreciate this family home we have on offer.

### Features

- Beautiful detached property on a generous plot
- Three reception rooms
- Five/six bedrooms
- Three bathrooms
- Front & Rear Gardens
- Detached garage
- Close to local amenities and transport links
- Council Tax Band E
- EPC Rating TBC
- Freehold



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