

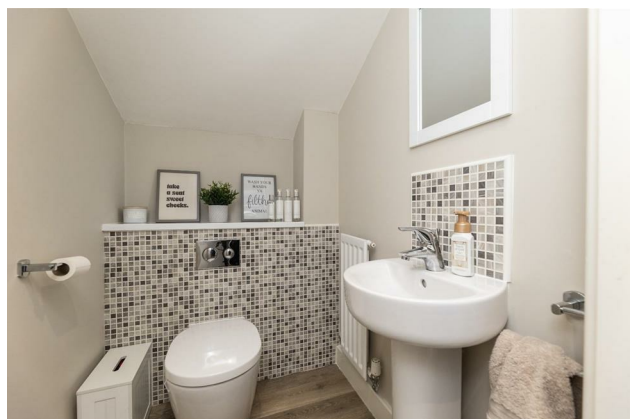
# HUNTERS®

HERE TO GET *you* THERE

**36 Netherwood Avenue, Castleford, WF10 2QW**

**£240,000**

**Property Images**



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## Property Images



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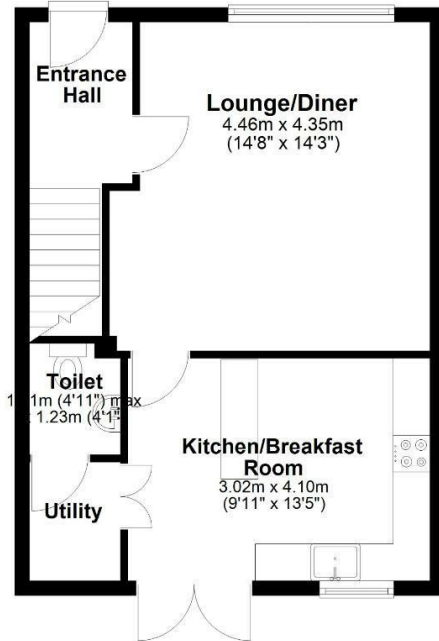
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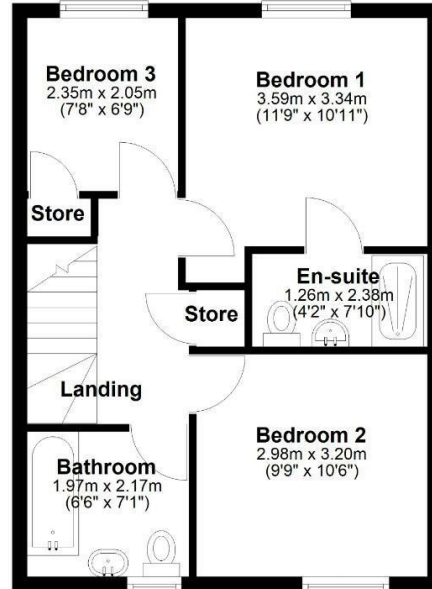
### Ground Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 82.3 sq. metres (885.8 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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

### THE SETTING:

Netherwood Avenue is situated on a really sought after popular estate of properties all immaculately maintained, 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.

### THE PROPERTY:

As you enter the property you're greeted with a welcoming entrance hallway great for storing coats and shoes. The hallway provides access to the lounge diner area which is situated at the front of the property. This room is a great size and large windows allowing natural light to flood in. The current owners have this room stylishly designed with muted decor and furniture that just fits perfectly. To the rear of the property is the breakfast kitchen, again this is really tastefully done with a range of white high gloss base and wall units with complimentary gold handles and quartz worktops furthermore there is a breakfast bar perfect for dining. There is an integral oven, gas hob and extractor above, integral dishwasher, fridge freezer and wine cooler then a utility room behind larder doors with space and plumbing for a stacked washing machine and dryer then further storage shelves. Completing the ground floor is a downstairs cloakroom with white basin and wc, complimentary mosaic tiles and storage shelf.

Upstairs the landing provides access to all rooms. The master bedroom has ample space for furniture, has fitted wardrobes and also benefits from an ensuite shower room featuring shower cubicle, basin and wc. The second bedroom is a generous double and the third is room currently used as an office to work from home but would make a perfect large single room. The house bathroom is super modern with bath and ribbed shower screen, wall mounted basin and storage unit, and WC with hidden cistern. This property also benefits from further storage in the loft which has been boarded down the centre and shelved out.

### OUTSIDE SPACE:

To the front of the property is a spacious driveway suitable for 2 vehicles and a pleasant grassed area to the side with a mature hedge providing privacy. To the side of the property is a great space for a large shed. To the rear is a stunning fully enclosed low maintenance yet beautiful garden with Indian stone patio area great for dining al fresco, further grassed areas with paved walkway to the second seating area perfect for a pergola and cosy summer evenings.

In summary this property is tasteful throughout and no expense has been spared on the fittings! It is genuinely ready for someone to move into! Call us to arrange your viewing today

HUNTERS are delighted to introduce to the market this stylish semi detached property situated in Castleford. Briefly comprising; entrance hallway, breakfast kitchen with separate utility cupboard, living/dining room, downstairs wc, master bedroom with ensuite, 2 further bedrooms and house bathroom viewing is essential to appreciate the space and style of property on offer. Call us today to arrange your viewing!

## Features

- Semi - Detached property
- 3 Bedrooms
- Main Bathroom
- En-suite & downstairs WC
- Spacious rear garden
- Double Driveway
- Utility
- EPC TBC
- Council Tax Band B
- Freehold



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