

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**23 Bellflower Close, Castleford, WF10 5UF**

**Offers In The Region Of £110,000**

**Property Images**



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## Property Images

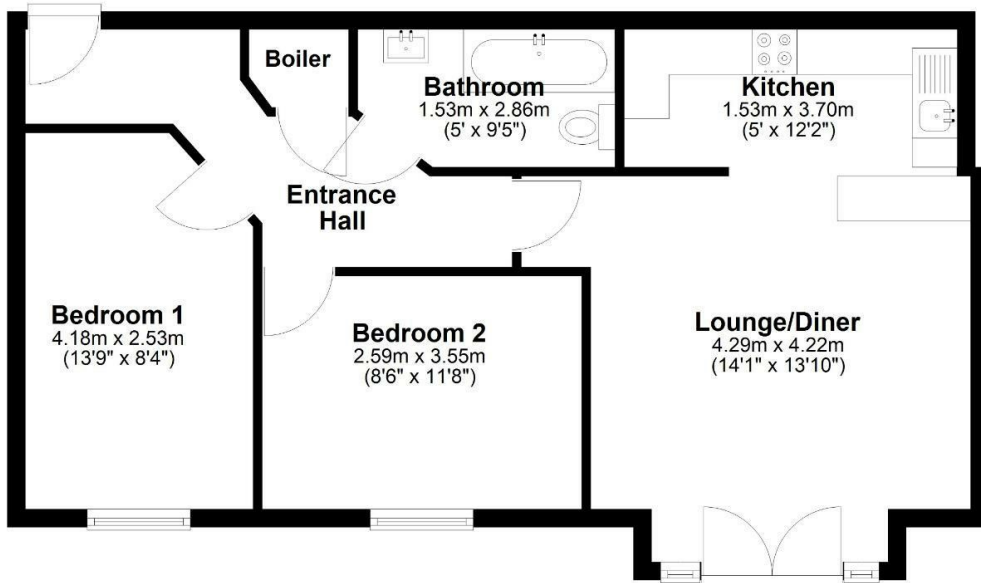


## Floorplan



### Second Floor Apartment

Approx. 57.3 sq. metres (616.4 sq. feet)



Total area: approx. 57.3 sq. metres (616.4 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>		70	82
(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			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

### THE SETTING:

Bellflower Close is located in a popular estate just outside Castleford town centre in Whitwood. This area is well served by schools, supermarkets, restaurants, and pubs. Sports enthusiasts will appreciate the proximity to Castleford Tigers Rugby Ground and Pontefract Collieries Football Stadium . Junction 32 Shopping Outlet and Xscape Activity Centre are nearby, offering retail and leisure opportunities. Motorway links are excellent from this property and there are great public transport routes.

### THE PROPERTY:

Access to the property is via a communal door, the communal areas are really well kept in this particular building.

As you enter the property you're greeted with a welcoming hallway with ample space to store coats and shoes off the hallway is a handy storage cupboard which also houses the water tank. The main living space is to the rear of the apartment . The breakfast kitchen features a range of base and wall units with wood effect doors and chrome handles, complimentary worktops, tiling and a built in oven & hob. There is space and plumbing for a washing machine and dishwasher, space for a fridge freezer and the cupboards provide ample storage space. There also is a handy peninsula perfect for dining. The living space is separated by a half partition wall and has lots of space for furniture as well as a beautiful Juliette balcony with nice views. Both bedrooms are generous in size with plenty of space for furniture.

### OUTSIDE SPACE:

Outside there are allocated parking spaces and grassed communal areas.

In summary this property has so much to offer to young professionals and buy to let investors (contact our lettings team for more information on potential rental yields)

Call us today to arrange your viewing.

## Features

- Second Floor Apartment • Modern Throughout • Two bedrooms • Open plan kitchen/diner • Allocated Parking • Bathroom • Close to amenities • EPC Rating C • Council Tax Band B • Leasehold