

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

110 Leeds Road, Allerton Bywater, Castleford, WF10 2HE

£180,000

## Property Images



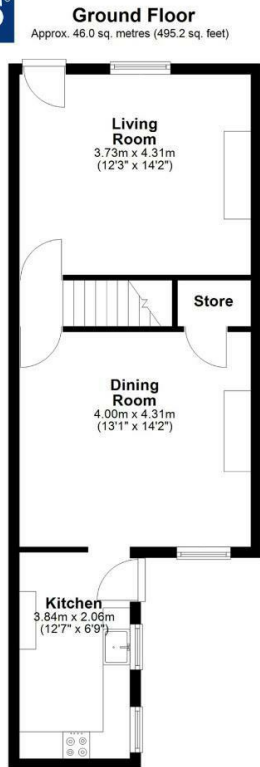
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## Property Images



## Floorplan

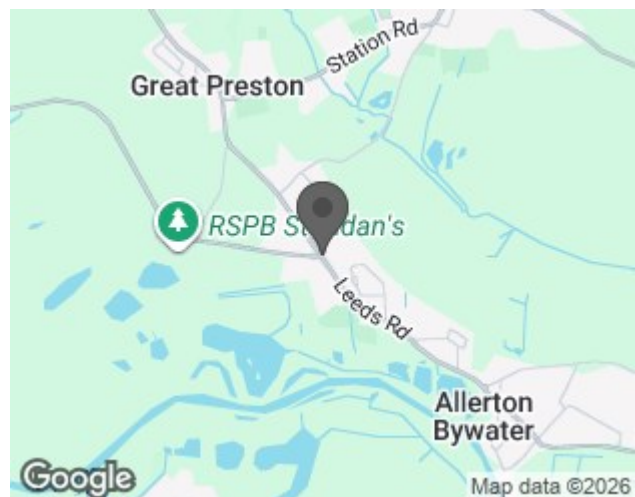


Total area: approx. 84.0 sq. metres (903.7 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 2

Tenure: Freehold

## THE SETTING

Allerton Bywater is a popular residential location offering the perfect blend of community living and easy access to nature. The property is just a short drive from scenic countryside while also being conveniently located near the towns of Castleford, Kippax and Garforth. The area benefits from excellent motorway and public transport connections, with Junction 32 Shopping Outlet, Xscape Leisure Complex, and a wide array of supermarkets, schools, pubs, and restaurants all within easy reach. The local city to Allerton Bywater is Leeds and this is easily accessible via public transport.

## THE PROPERTY:

Built in 1896 home has a modern yet traditional feel throughout and as you enter you can tell its a really warm welcoming place to live. You enter through a black composite door with transom window above allowing lots of natural light to flow into the lounge. The lounge is spacious with large window, high ceilings and decorative coving, there is ample space for large furniture and it benefits from a beautiful ornate feature fireplace. The dining room is a great space for entertaining with feature sash style window, storage pantry, built in storage in the alcoves, beautiful log burner housed within a brick hearth and ample space for a family dining table and sideboard or sofa. Off the dining room is the kitchen which features a range of ivory shaker style base and wall units, Belfast style sink, complimentary wood effect worktops and contrasting red mosaic tiles. There is space and plumbing for a washing machine, space for a freestanding cooker and space for a fridge freezer. Large windows and a UPVC door providing access to the rear garden complete the kitchen,

Upstairs is the master bedroom with large sash style window, ornate fireplace, solid wood flooring and ample space for furniture. The second bedroom is a generous single but would also make a great space to work from home. The bathroom is in keeping with the traditional style of the property and has a roll top freestanding bath, Victorian style wc and basin, separate shower cubicle with neutral complimentary tiles, flooring and decor.

## OUTSIDE SPACE:

To the front of the property is a pleasant buffer garden with mature hedge providing extra privacy. There is on street parking to the front.

To the rear of the property is a spacious courtyard excellent for entertaining in the summer, with patio and seating area. There is also a shed for extra outdoor storage. The property also benefits from allocated parking to the rear.

In summary this property makes the perfect starter home, it is ideal for anyone needing to commute or for those working from home. For young families this is in great proximity to schools. Viewing is essential to appreciate the property we have on offer, it won't be around for long! Call us to arrange a viewing.

## Features

- Traditional mid terraced property
- 2 reception rooms
- Generous rooms throughout
- Allocated parking space
- Front & Back Garden
- Modern Throughout
- Close to amenities
- EPC TBC
- Council Tax Band A
- Freehold