

# HUNTERS®

HERE TO GET *you* THERE

**25 School Street, Castleford, WF10 2SB**

**Offers Over £110,000**

**Property Images**



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images

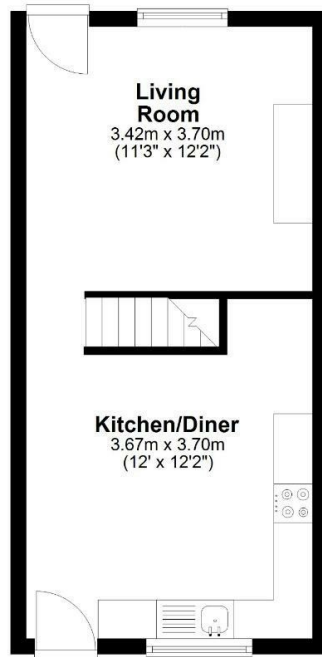


## Floorplan

**HUNTERS®**

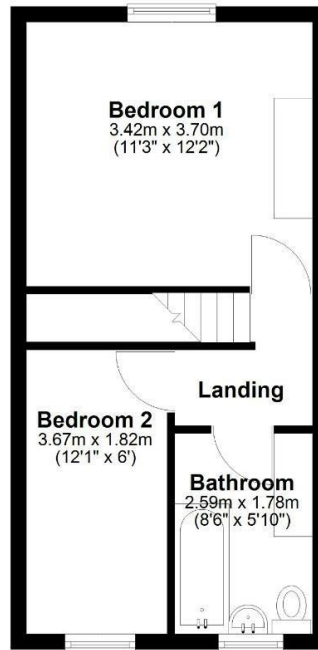
### Ground Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



### First Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



Total area: approx. 58.5 sq. metres (630.1 sq. feet)

## EPC

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>87</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>69</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 |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

## Map



## Details

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

Tenure: Freehold

### THE SETTING

Positioned in the sought-after town of Castleford, this property is in a great location. School Street provides excellent access to local amenities such as the Xscape activity centre and Junction 32 shopping outlet. If you're into sports, the Castleford Tigers Rugby Ground is only a stone's throw away. It is ideal for commuters, with nearby A1 and M62 motorway links, as well as the train and bus station in Castleford Centre. There are primary schools, high schools and Castleford College within easy reach, as well as eateries, bars and shops.

### THE PROPERTY

Upon entering this property, you are greeted with the living room, which has space for a good-sized sofa and additional furniture. This room also benefits from a large front-facing window, allowing for ample natural light. Following through the property to the kitchen, there are wall and base units, integrated cooking appliances, and a built-in storage cove ideal for keeping cleaning equipment or can be used as a walk-in pantry.

On the first floor of this property are two good-sized bedrooms. The main bedroom fits a double bed, two good-sized wardrobes and has a large front-facing window. The second bedroom can fit a single bed or can be used as an at-home office. Lastly, the house bathroom comprises a bath with an overhead shower, a wash basin and WC.

### THE OUTSIDE

At the rear of the property is a large enclosed yard, perfect for the summer months and relaxing after a long day.

In summary, this property would make the perfect starter home or investment opportunity. Call us to arrange a date and time to view.

## Features

• MID TERRACED • 2 BEDROOMS • ENCLOSED REAR YARD • VACANT POSSESSION • IDEAL FOR FIRST TIME BUYERS AND INVESTORS ALIKE • CLOSE TO LOCAL AMENITIES • GREAT TRANSPORT LINKS • FREEHOLD • COUNCIL TAX BAND A • EPC RATING C