

HUNTINGDON STREET

CASTLEFORD | WF10

OFFERS OVER £175,000

2 BEDROOMS

2 BATHROOMS

APPROX. 708 SQ. FT.

FREEHOLD

Your Local Agent, Every Step of the Way

DONNA JOHNSTON | QUOTE DJ475 WHEN CALLING

Modern, versatile and cleverly arranged



HUNTINGDON STREET
MODERN TOWNHOUSE | CASTLEFORD

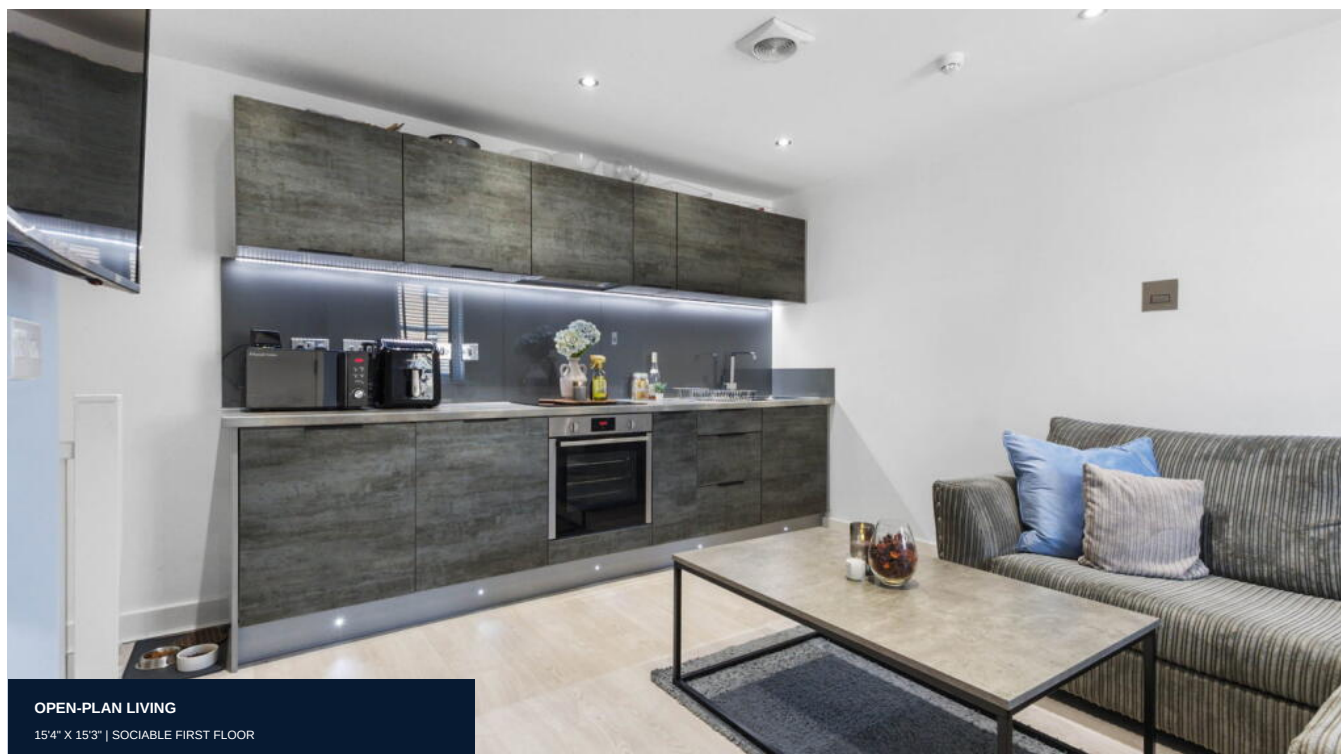
Set within a popular modern development, this beautifully presented two-bedroom townhouse offers approximately 708 sq. ft. of thoughtfully arranged accommodation across three floors. Open-plan living, two bathrooms, a flexible second bedroom and a private top-floor principal suite create a stylish, low-maintenance home ready to move into.

- Approximately 708 sq. ft. across three floors
- Two spacious and versatile bedrooms
- Bright open-plan kitchen, lounge and dining room
- Top-floor principal suite with en-suite
- Ground-floor bedroom or dedicated home office
- Contemporary ground-floor shower room
- EPC rating B for lower running costs
- Off-road parking and excellent transport links

A modern home designed for flexible everyday living

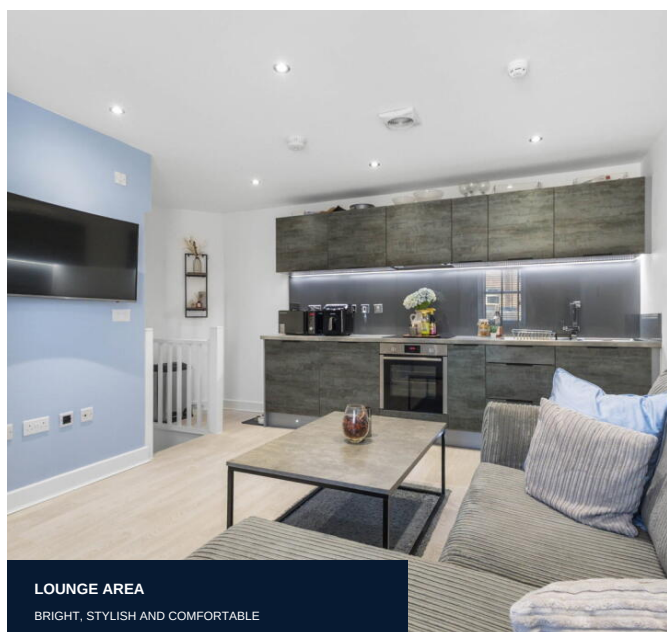
THREE FLOORS | LOW MAINTENANCE | BEAUTIFULLY PRESENTED

Open-plan kitchen, dining and living space



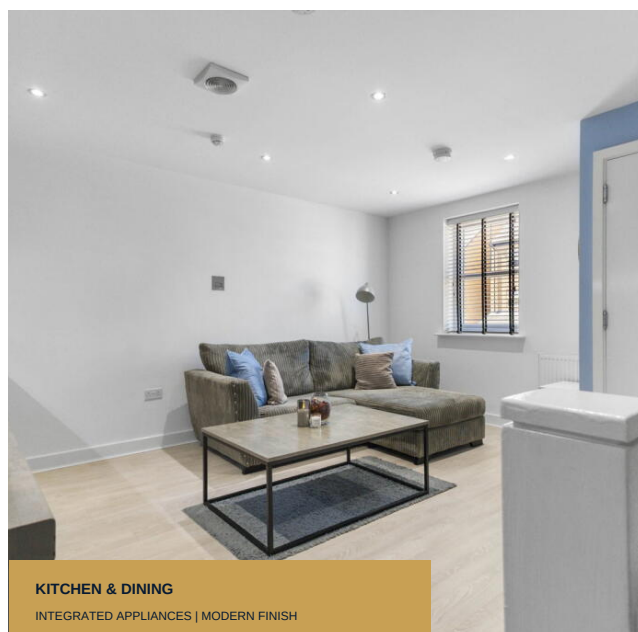
OPEN-PLAN LIVING

15'4" X 15'3" | SOCIABLE FIRST FLOOR



LOUNGE AREA

BRIGHT, STYLISH AND COMFORTABLE



KITCHEN & DINING

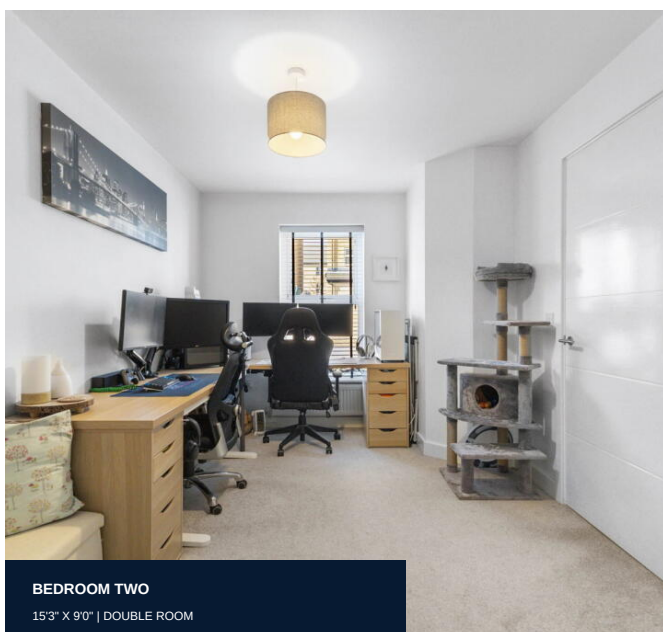
INTEGRATED APPLIANCES | MODERN FINISH

Two bedrooms with flexible space



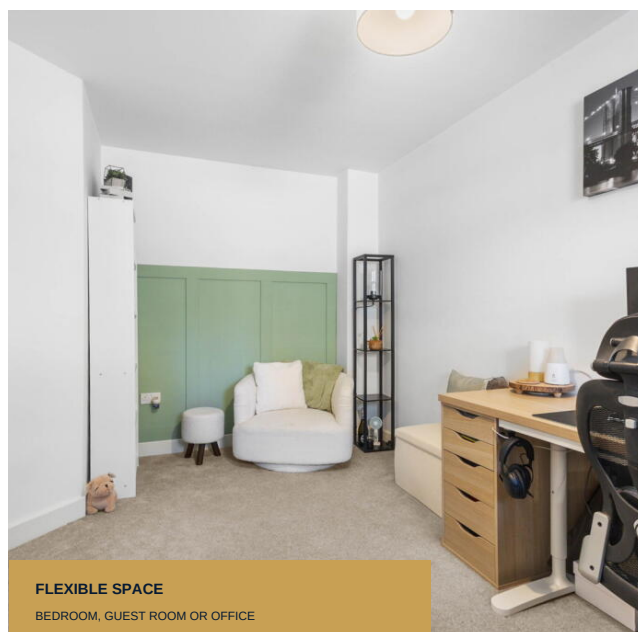
PRINCIPAL BEDROOM

15'4" X 15'3" | PRIVATE TOP-FLOOR SUITE



BEDROOM TWO

15'3" X 9'0" | DOUBLE ROOM



FLEXIBLE SPACE

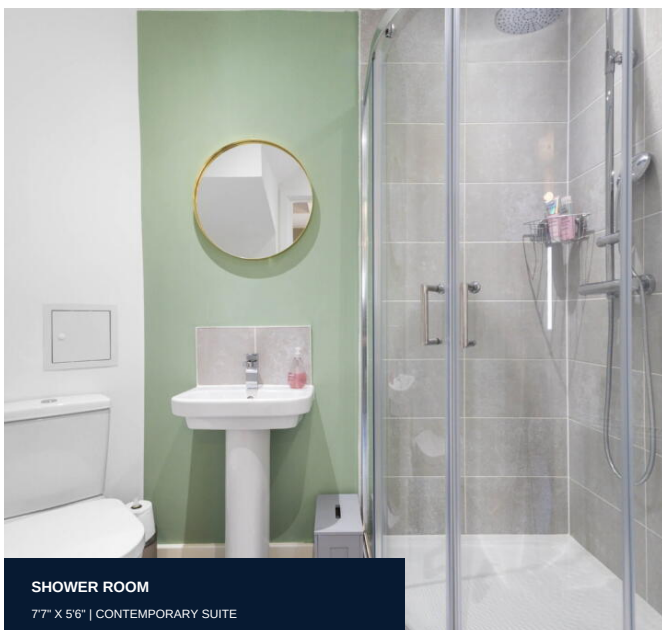
BEDROOM, GUEST ROOM OR OFFICE

Practical details across three floors



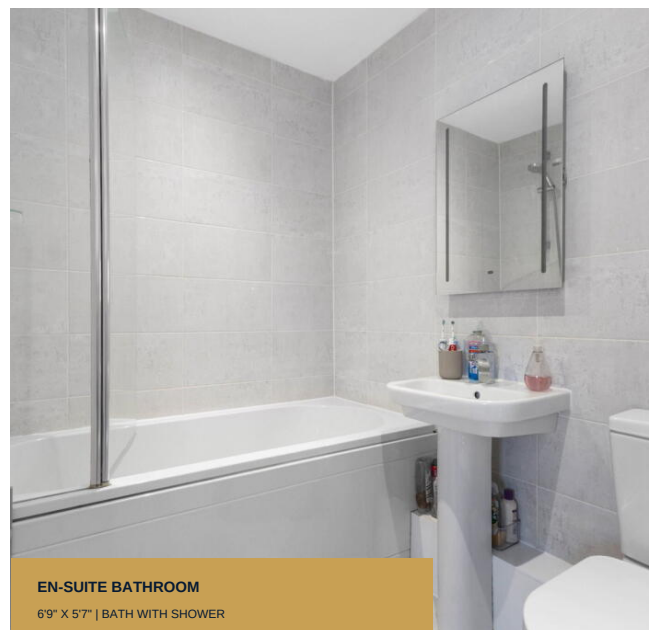
ENTRANCE HALL

STORAGE | ACCESS TO GROUND FLOOR



SHOWER ROOM

7'7" X 5'6" | CONTEMPORARY SUITE



EN-SUITE BATHROOM

6'9" X 5'7" | BATH WITH SHOWER

Room measurements and essential information

Modern, low-maintenance and ready to move into

OFFERS OVER	£175,000
TENURE	Freehold
COUNCIL TAX	Band B
SIZE	Approx. 708 sq. ft. / 66 sq. m.
PARKING	Off-road parking
ENERGY RATING	EPC B – designed for lower running costs

ROOM MEASUREMENTS

Bedroom Two	15'3" x 9'0"	Kitchen / Lounge / Dining	15'4" x 15'3"
Shower Room	7'7" x 5'6"	Principal Bedroom	15'4" x 15'3"
Entrance Hall	Not measured	En-Suite Bathroom	6'9" x 5'7"

IMPORTANT VIEWING NOTE

The property is offered subject to contract. Measurements and floor areas are approximate and intended as a guide only. Buyers should verify information important to their decision through their solicitor, surveyor or relevant professional. Services, systems and appliances have not been tested unless expressly stated.

Arrange your viewing with Donna Johnston

QUOTE DJ475 WHEN CALLING