

HUNTERS®

HERE TO GET *you* THERE

13 Queen Street, Castleford, WF10 2JL

Offers In The Region Of £200,000

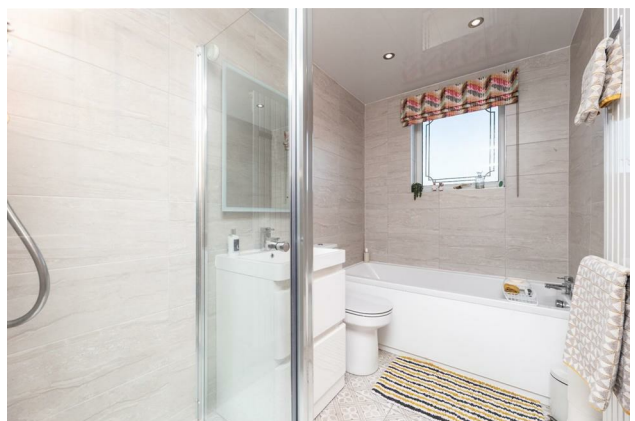
Property Images



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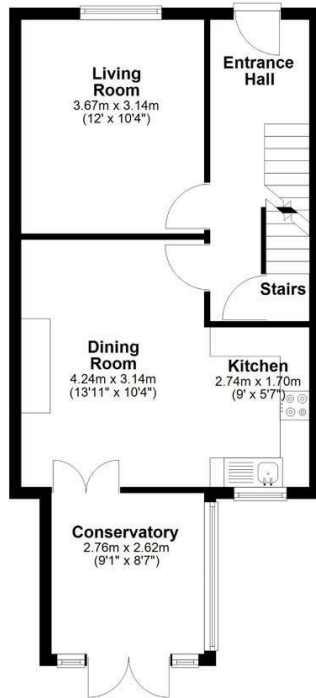
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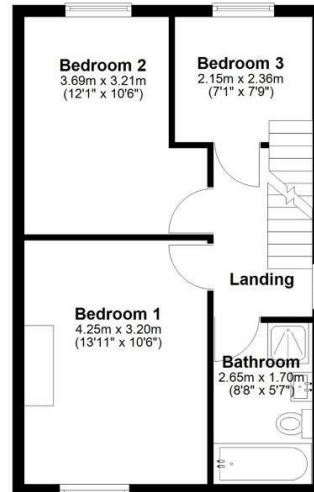
Ground Floor

Approx. 47.1 sq. metres (506.6 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 86.9 sq. metres (935.0 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		79

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2
Tenure: Freehold

THE SETTING

Queen Street sits within an established residential area of Castleford, a historic market town. The property enjoys excellent access to Castleford Town Centre, offering a wide selection of retail outlets, supermarkets, cafés, pubs, and professional services. Queens Street further benefits from being a stones through away from Ofsted-rated schools, ideal for families. Transport links are excellent, with Castleford Railway Station providing easy connections to Leeds and Wakefield, and regular bus routes serving the town and the surrounding areas. The M62 motorway is conveniently located, making travel straightforward. Nearby, Glasshoughton is the perfect retail and leisure destination, featuring the Xscape Yorkshire leisure complex and Junction 32 Outlet Shopping Village for a variety of shopping, dining, and recreational options.

THE PROPERTY

Upon entering, you are greeted with a welcoming hallway that gives access to the stairs to the first floor, and at the end of the hallway are stairs to the cellar, with a storage cupboard above that houses the boiler, providing gas central heating throughout the property, which is serviced yearly. In the cellar, which allows for versatile living, with heating and lighting, and the potential to be converted into a further living area, gym, etc. The hallway leads to the living room. This space benefits from a large front-facing window and ample space for furniture, including multiple sofas. Continuing through the ground floor to the kitchen diner. The dining space fits a 4-6 seater dining table, as well as cupboards for extra storage. The dining room is ideal, with easy access to the kitchen, featuring Solid oak wall and base units, integrated cooking appliances, space for a washer and dryer, and a large fridge, making it ideal for hosting. The dining room then leads to thr the conservatory via the patio doors. The conservatory is quite versatile, as it can serve as a second living room, an office, or even a playroom for children. This property further features solid oak flooring throughout the entire ground floor, except the living room, which has carpets that are only 2-3 years old.

On the first floor of this property are three good-sized bedrooms. Two of which are double rooms having space for a double bed, large wardrobes, and further storage cabinets. The third bedroom is currently used as a workspace, but is perfectly sized for a third bedroom, allowing space for a single bed, desk, and wardrobes for ample storage. Lastly, there is the house bathroom has been recently modernised only 5years ago, which comprises a cubicle shower, bath, wash basin and WC.

THE OUTSIDE

At the front of the property is a buffer garden surrounded by a brick wall and shrubbery for additional privacy for your home. At the side of the property is a shared drive allowing for off-street parking, and additionally has on-street permit parking. To the rear of the property is a generous, low-maintenance private garden with an outdoor seating area, perfect for the summer months and relaxing after a long day, or dining al fresco.

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

HUNTERS are delighted to introduce this spacious three-bedroom property to the market, situated in a sought-after location in Castleford on Queen Street. Briefly comprising; Entrance hallway, living room, kitchen/dining, conservatory, three really good-sized bedrooms and the house bathroom. Viewing is essential to appreciate the property's space and style.

Features

- THREE GOOD SIZED BEDROOMS • TWO RECEPTION ROOMS • ENTERANCE HALLWAY • FRONT BUFFER GARDEN • REAR GARDEN • SOUGHT AFTER LOCATION • CLOSE TO LOCAL AMENITIES • FREEHOLD • COUNCIL TAX BAND A • EPC RATING TBC