

HUNTERS®

HERE TO GET *you* THERE

50 Birch Grove, Castleford, WF10 3PH

£180,000

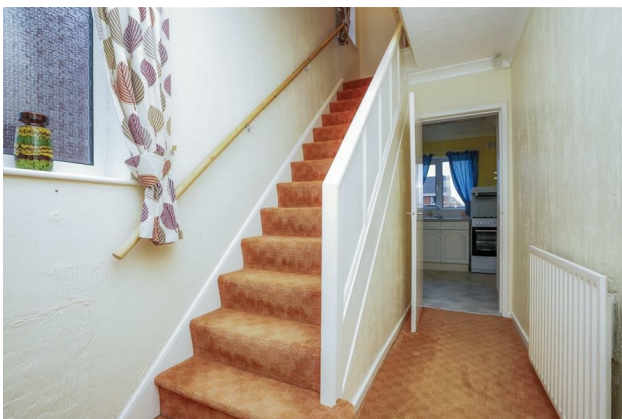
Property Images



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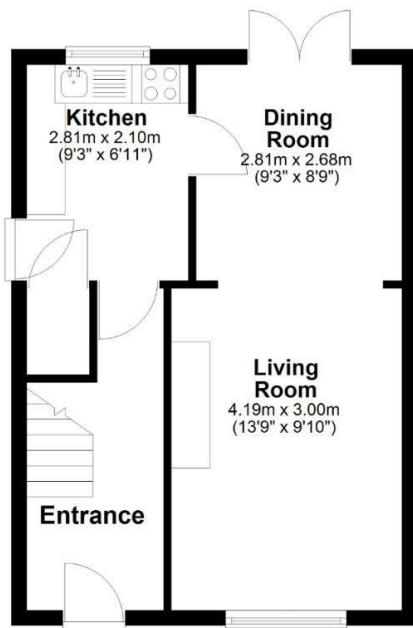


Floorplan



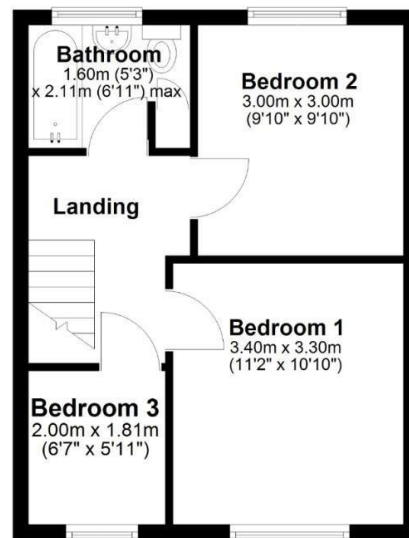
Ground Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Total area: approx. 66.4 sq. metres (714.2 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 62 | 71 |
| England & Wales | EU Directive 2002/91/EC | |

Map



Details

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

The Setting:

Townville is a great location situated just between the neighbouring towns of Castleford and Pontefract, this property is ideally located for schools, amenities and motorway links to the nearby M62 and A1(M) giving immediate access to not only the larger cities of Leeds, Doncaster, Sheffield and Hull but also the wider Yorkshire countryside.

The Property:

Entry to the property is via the front or side doors directly from the driveway.

Entering the front door you are greeted with a welcoming hallway with space for coats and shoes leading to the kitchen or to the 1st floor via the stairs.

The Kitchen has a range of white shaker style base and wall units with space for freestanding appliances and complimentary work tops, tiles and flooring. To the left is the outside door leading onto the driveway and a second door which opens into a pantry offering additional storage space. The Hive controlled hot water/central heating boiler is neatly located inside one of the wall units.

The kitchen leads into the bright dining area of the lounge / diner overlooking the rear garden through the patio doors and is filled with natural light. The lounge is an open spacious area incorporating a feature fireplace with "living flame" gas fire providing a focal point. A large bay window overlooking the front garden again provides lots of natural light.

Upstairs the landing gives access to all first floor rooms with the property benefitting from two good sized double bedrooms and generous single while the shower room features a modern double shower cubicle with electric shower, basin, wc and airing cupboard.

Outside Space:

To the front of the property is an enclosed front garden with lawn and mature planting, to the side is a driveway providing off street parking for two cars and access to the detached garage. The garage with up and over door can comfortably accommodate a medium sized car and benefits from electrical power, sockets and lighting, and a maintenance pit.

The south facing rear garden is accessed through a gate or directly from the house via the patio doors benefiting from being totally enclosed providing safe and secure environment for children and pets. Comprising of a shed for storage, patio, lawned area and secondary landscaped areas this generous garden offers the prospect of all day sunshine throughout the year

In summary this property is in a great location and would make an excellent family home. Viewing is essential to appreciate the style and space of the property on offer

Call us today to arrange a viewing

Features

• GREAT LOCATION • TRADITIONAL SEMI DETACHED PROPERTY • 3 GOOD SIZED BEDROOMS • IDEAL FAMILY HOME • GENEROUS GARDEN • NO CHAIN • DRIVEWAY & DETACHED GARAGE • COUNCIL TAX BAND B • EPC RATING D • FREEHOLD

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