

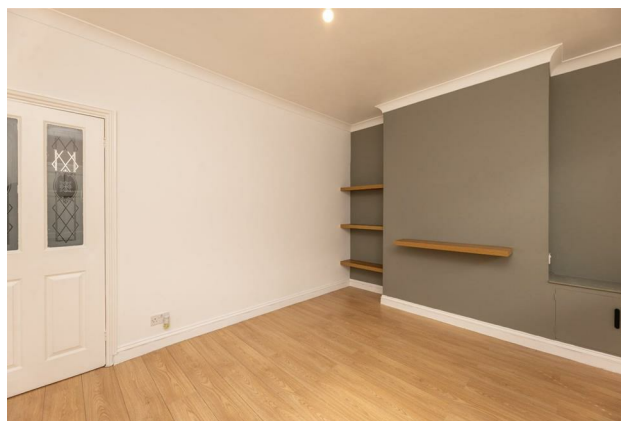
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85 Hugh Street, Castleford, WF10 4DT

£120,000

Property Images



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Floorplan

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Ground Floor

Approx. 32.2 sq. metres (346.1 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)

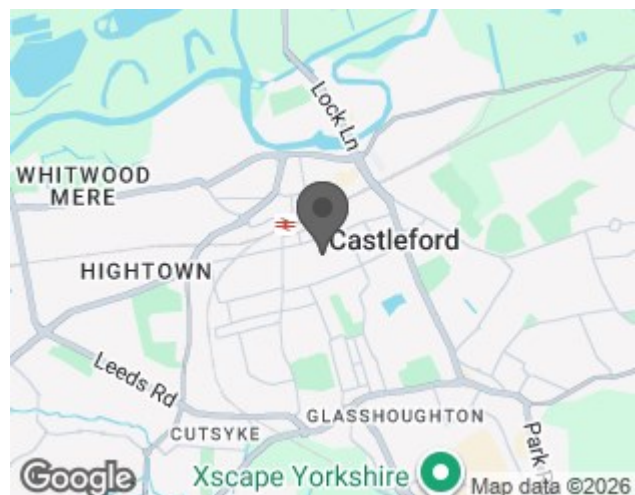


Total area: approx. 64.5 sq. metres (694.2 sq. feet)

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		
	66	77
England & Wales EU Directive 2002/91/EC		

Map



Details

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

Tenure: Freehold

THE SETTING:

Castleford's market town offers a wealth of amenities and excellent connectivity. Efficient public transport links provide quick access to the nearby cities of Leeds and York—both reachable in as little as 25 minutes—while the A1(M) and M62 motorways are conveniently close for commuters. The town boasts a variety of well-regarded primary and secondary schools. Hugh Street's location within walking distance of both the town centre and railway station makes it perfectly positioned for first-time buyers and young families, offering easy access to work, school, and the town's many attractions. This sought-after setting continues to make Castleford a popular choice for residents.

THE PROPERTY

Upon entry, you are welcomed by a spacious living room, finished in a modern, neutral palette with grey and white walls; floating shelving provides practical storage and display options, complemented by wood-effect flooring and a large front-facing window that fills the space with natural light. The kitchen/diner boasts a range of sleek wood-like wall and base units paired with dark worktops, integrated cooking appliances, and ample room for a four-seater dining table—perfect for family meals and entertaining guests. Additional under-stair storage is perfect for keeping bags, shoes, and coats neatly out of sight, or could alternatively serve as a convenient pantry.

The first floor features two generously sized bedrooms, both finished with crisp white walls and plush grey carpets. The main bedroom offers ample space for a double bed and benefits from two front-facing windows, providing plenty of natural light. The second bedroom is perfect for young families as a spare or children's bedroom, or could be used as a home office or dressing room, offering flexibility to suit your needs. Completing the floor is the house bathroom, which includes a WC, wash basin, and a bath with an overhead shower.

To the rear, you'll find a private yard with outdoor storage, offering the ideal spot to unwind after a busy day or enjoy alfresco dining during warmer months.

In summary, this property really is the perfect purchase for young professionals and investors alike. Contact our office today to arrange a viewing and experience all it has to offer.

Features

- 2 bedrooms • Mid terraced • Modern throughout • Spacious kitchen/diner • No Chain • Close to local amenities • Ideal for first time buyers and investors alike • Freehold • Council Tax Band A • EPC Rating D