

# HUNTERS®

HERE TO GET *you* THERE

**38 Front Street, Castleford, WF10 4QB**

**Asking Price £190,000**

**Property Images**



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## Property Images



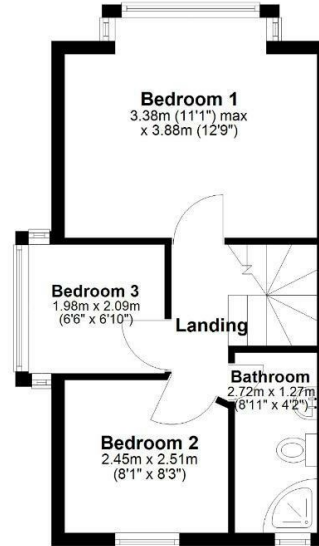
## Floorplan



**Ground Floor**  
Approx. 37.0 sq. metres (398.2 sq. feet)



**First Floor**  
Approx. 30.9 sq. metres (332.8 sq. feet)

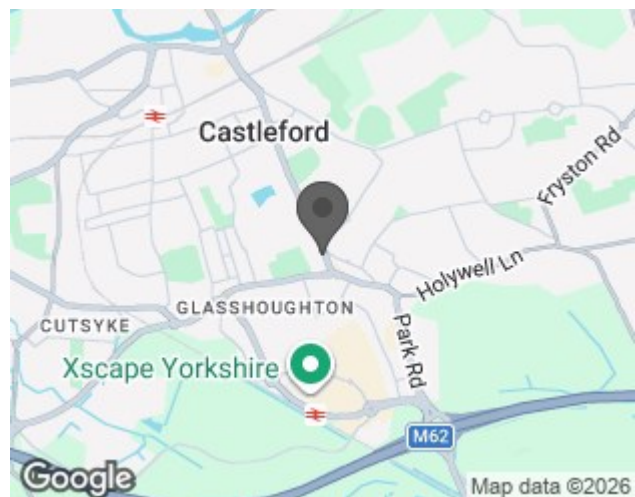


Total area: approx. 67.9 sq. metres (731.0 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>80</b>

## Map



## Details

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

Tenure: Freehold

## THE SETTING:

Front Street is such a popular place to live because of its access to everything! The location provides easy access to local amenities but is also just a short drive to neighbouring countryside! Castleford and Pontefract town centres are a stones throw away as well as motorway links and public transport routes. Junction 32 shopping village and Xscape activity centre are on the doorstep as well as schools, supermarkets, public houses and restaurants. If you're into your sports then the popular Castleford Tigers Rugby Ground and Pontefract Collieries football stadium are close by.

## THE PROPERTY:

As you enter the property you're greeted with an entrance hallway perfect for storing coats and shoes. Off the hallway are the two reception rooms namely living room and dining room. This home gives the flexibility to use either room to suit your individual needs and the extra reception room is a perfect space for working from home or a childrens playroom as well as a dining room. The living room is such a beautiful peaceful space to relax in, with the decor being muted tones and the open fireplace you can really imagine curling up on the sofa after a long day. The dining room also has an open brick fireplace adding to the character throughout this home and ample space for a 6 seater family dining table. Off the living room is the kitchen which features a range of base and wall units with sage green shaker style doors and complimentary matt black handles, solid oak worktops finish the kitchen perfectly and they're so inkeeping with the style of the home. There is space and plumbing for a dishwasher and washing machine, matt black sink and drainer, build in oven and hob with overhead extractor hood, space for a fridge freezer and the current owners have a Welsh dresser in place which really shows off the amount of space there is for further cabinetry or a breakfast bar with stools. A UPVC door provides access out to the side of the property and the rear garden.

Upstairs the traditional yet modern theme continues with beautiful traditional wooden doors, the master bedroom is generous in size with large windows allowing for lots of natural light and ample space for furniture. the second bedroom is a great sized single and the third bedroom is currently used as a home office but could also be a single bedroom. Completing the first floor is the family bathroom which is fully tiled from floor to ceiling with a corner shower cubicle and white basin and wc.

Finally, this property has been updated in 2022 with a Worcester Bosch Boiler and it has 3 years remaining on the warranty, a rewire was carried out in 2023, a new roof, bay window tiles and fascias were installed in 2025 and finally all radiators have been replaced over 2025 and 2026.

## OUTSIDE SPACE:

To the front of the property is a pretty front garden with mature hedges surrounding, subject to the relevant consents this could be changed into a driveway if a buyer wanted to. To the rear is a low maintenance and very pleasant enclosed garden with a patio area perfect for dining al fresco during the summer months and a driveway suitable for one vehicle. Furthermore the street behind this property is enclosed and provides further on street parking for a couple of vehicles.

In summary this property needs to be viewed to be appreciated, call us today to arrange your viewing!

## Features

- Semi Detached • Three Bedrooms • Front & Rear Garden • Modern Throughout • Close to amenities • Council Tax Band B • EPC Rating D • Freehold



6 Bank Street, Castleford, WF10 1HZ  
Tel: 01977 604600 Email: [castlefordsales@hunters.com](mailto:castlefordsales@hunters.com) <https://www.hunters.com>

