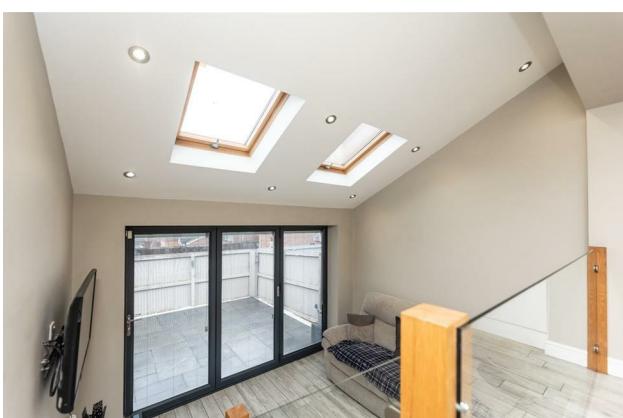


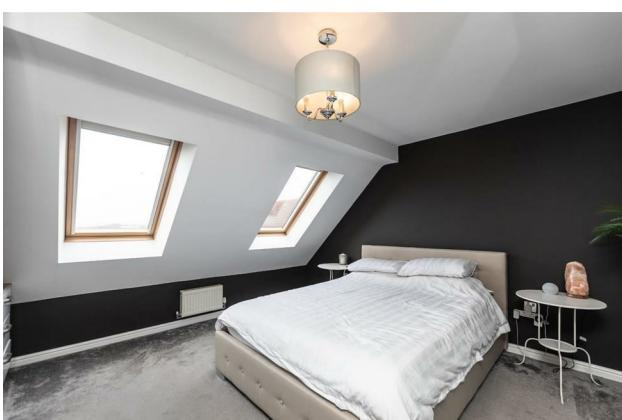
**8 Elderberry View, Whitwood, Castleford, WF10 5UH**

**Offers In Excess Of £240,000**

## Property Images



## Property Images

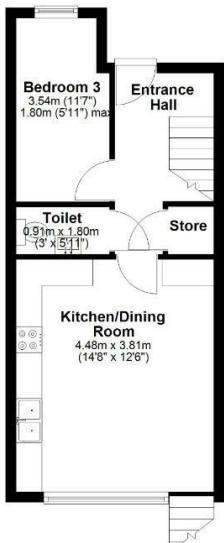


## Property Images

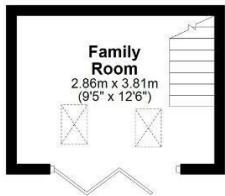




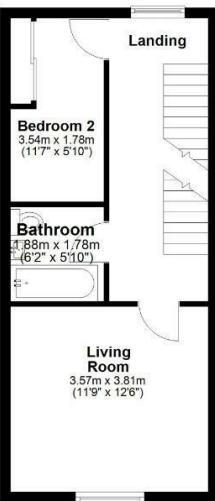
Ground Floor  
Approx. 32.4 sq. metres (348.6 sq. feet)



Lower Ground Floor  
Approx. 10.9 sq. metres (117.3 sq. feet)



First Floor  
Approx. 34.9 sq. metres (375.6 sq. feet)

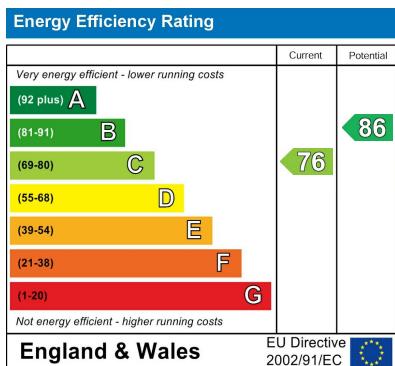


Second Floor  
Approx. 30.2 sq. metres (325.3 sq. feet)



Total area: approx. 108.4 sq. metres (1166.8 sq. feet)

## EPC



## Map



## Details

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

#### THE SETTING

Situated in a popular and well-established residential area of Castleford, Elderberry View benefits from a convenient and family-friendly location which is ideally positioned close to a range of local amenities, including shops, schools, and leisure facilities, including Asda, Aldi, Lidl, Xscape activity centre and Junction 32 shopping outlets, making it a practical choice for a variety of buyers.

The area is well served by excellent transport links, with easy access to Castleford town centre, nearby railway stations, and major road networks including the M62 and A1(M), offering straightforward commuting to Leeds, Wakefield, and surrounding areas.

Residents can also enjoy nearby green spaces and walking routes, providing a balance between everyday convenience and outdoor living.

#### THE PROPERTY

Upon entering, you are welcomed by a spacious entrance hallway with a convenient under-stairs storage cupboard, perfect for storing shoes, bags, and coats. To the right, the third bedroom offers an ideal space for a home office or guest room. There is also a modern downstairs WC for added convenience. The rear of the property boasts a bright and expansive kitchen/diner, featuring an array of wall and base units for ample storage, and comfortably accommodating a 10-seater dining table. Adjacent to the kitchen/diner, the lower ground floor is currently arranged as a stylish living room and benefits from bi-folding doors and skylights, flooding the space with natural light.

Ascending to the first floor, you will find a spacious main living room, beautifully decorated in a modern style and offering plenty of space for a large sofa. The second bedroom is also located on this floor, comfortably fitting a double bed and featuring large built-in wardrobes for excellent storage. The main bathroom on this level is well-appointed with a bath and overhead shower, wash basin, and WC.

The top floor is dedicated to the impressive main bedroom, which is generously sized and easily accommodates a double bed and large wardrobes. Skylights enhance the space, filling it with an abundance of natural light. This suite also benefits from a private ensuite, complete with shower, wash basin and WC. A connecting dressing area with additional built-in wardrobes provides ample storage and adds a touch of luxury to the space.

#### EXTERIOR

To the front of the property is a detached garage and a driveway providing off-street parking. The private rear garden is perfect for relaxing after a long day or enjoying al-fresco dining with family and friends.

In summary, this beautifully presented townhouse is the perfect home for growing families, professionals, or first-time buyers. Contact us today to arrange your viewing and experience all this exceptional property has to offer.

HUNTERS are delighted to introduce this beautifully presented townhouse to the market, situated in a popular location in Elderberry View, Castleford.

Briefly comprising; two reception rooms, a kitchen/diner, three bedrooms, two bathrooms, and a detached garage.

Viewing is essential to appreciate the space and style of the property on offer.

## Features

- 3 BEDROOMS • 2 BATHROOMS • DETACHED GARAGE • OFF STREET PARKING • SPACIOUS KITCHEN/DINER • SOUGHT AFTER LOCATION • CLOSE TO LOCAL AMENITIES • FREEHOLD • EPC RATING C • COUNCIL TAX BAND C