

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**46 Arnall Street, Castleford, West Yorkshire, WF10 5WG**

**Offers In The Region Of £350,000**

**Property Images**



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## Property Images



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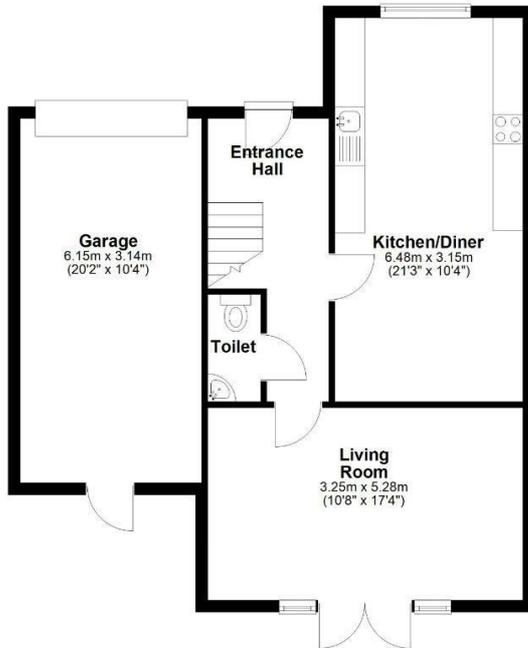
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## Property Images



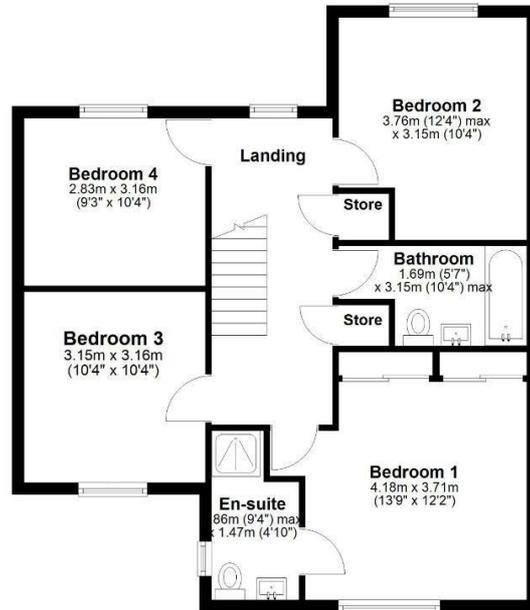
### Ground Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



### First Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



Total area: approx. 135.2 sq. metres (1455.1 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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		

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 1  
Tenure: Freehold

## THE SETTING

Arnall Street is located within a popular and well-maintained estate. The development offers convenient access to a wide range of local amenities, while also being just a short drive from scenic countryside. Castleford and Pontefract town centres are only a stone's throw away and are well connected via motorway links and public transport. Junction 32 Shopping Outlet and Xscape Activity Centre are nearby, offering retail and leisure opportunities. The area is also well served by schools, supermarkets, restaurants, and pubs. Sports enthusiasts will appreciate the proximity to Castleford Tigers Rugby Ground and Pontefract Collieries Football Stadium.

## THE PROPERTY

Upon entering the property, you are welcomed by an entrance hallway with space for storing coats and shoes. To the left is the kitchen-diner, this room benefits from modern wall and base units, an induction hob, and an integrated oven and dishwasher. The stylish light fittings equally add a contemporary touch. There is also space for a 6-8 seated dining table, perfect for hosting family and friends. The lounge is situated at the rear of the property, comfortably accommodating an L-shaped sofa, and additional room to fit a coffee table and tv unit. It features French doors that open out to the enclosed rear garden, creating a seamless connection between indoor and outdoor living. The ground floor also features a downstairs WC.

The first floor comprises a spacious landing leading to four generously sized bedrooms. The master bedroom — a spacious area that easily accommodates a king-size bed, bedside tables and built in wardrobes. This impressive space also benefits from a private en-suite, fitted with a WC, hand basin, and shower cubicle, all complimented by modern wall and floor tiling. Bedrooms two and three are good-sized doubles offering plenty of space for wardrobes/ chest of drawers. Whilst bedroom four offers flexibility as a guest bedroom, nursery, or ideal home office. The family bathroom also includes a WC, hand basin, and bath with overhead shower. The bathroom is finished with complimentary wall tiling, stylish flooring, and a modern towel radiator. Lastly, the first floor has two storage cupboards, and there is a loft allowing for plenty of home storage.

## THE OUTSIDE

To the front of the property is a driveway, with space for two cars and offers an electrical car charging point. The home also benefits from an integral garage and solar panels on the roof. To the rear of the property, is a fully enclosed garden that features patio flooring, perfect for outdoor seating and summer dining. There's a shed and a lawned space which completes the garden, making it ideal for entertaining family and friends.

HUNTERS are delighted to bring to market this four bedroom detached family home. Situated on a sought-after development in Castleford and ideally placed for local amenities, schools and excellent transport links for those wishing to commute.

The property has extensive accommodation, briefly comprising; entrance, kitchen-diner, living room and downstairs w/c to the ground floor. The first floor consists of a family bathroom and four bedrooms with the master including an en-suite.

Viewing is essential to truly appreciate the space.

## Features

• FOUR GOOD SIZED BEDROOMS • MASTER BEDROOM WITH EN-SUITE • SPACIOUS THROUGHOUT • EXPANSIVE REAR GARDEN • DRIVEWAY • GARAGE • DETACHED • FREEHOLD • COUNCIL TAX BAND: E • EPC RATING: B