

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**Springfield House Wood Lane, Castleford, WF10 5PL**

**Guide Price £375,000**

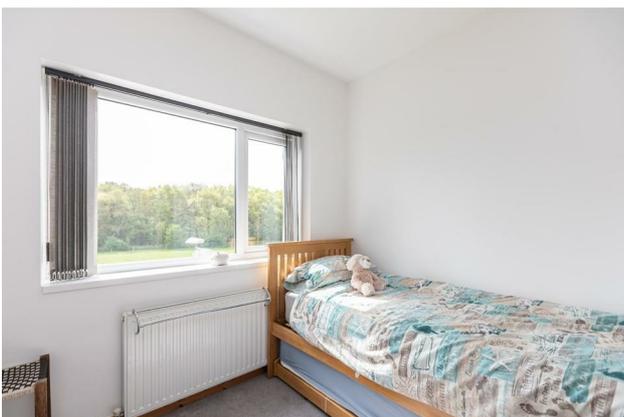
Property Images



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## Property Images



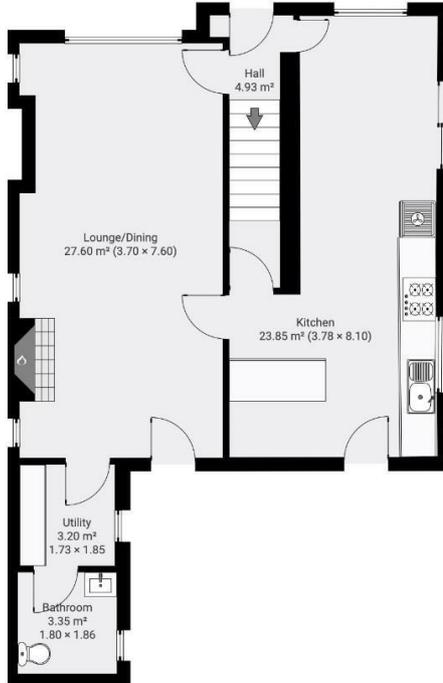
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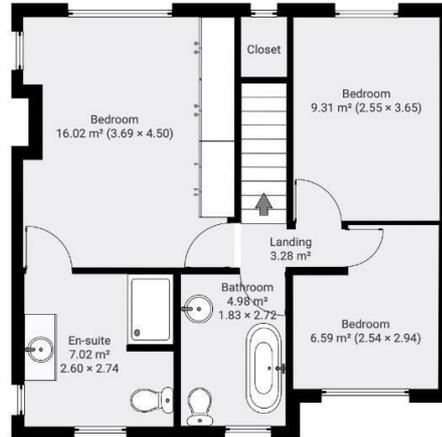
## Property Images



GROUND FLOOR



FIRST FLOOR



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	86
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

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

## Summary

SITUATED on a private road with amazing views is this impressive, detached family home occupying an extensive plot. This family home is set in a highly desirable location close to local amenities, excellent transport links and easy access to main commuter routes for those wishing to commute.

Internally, the home briefly comprises of entrance/hallway, living room, kitchen/diner, utility room and downstairs w.c. To the first-floor accommodation is three sizable bedrooms, the family bathroom and en-suite to the master. The property itself is set on a generous size plot with gardens to all sides along with parking for several vehicles.

The kitchen benefits from a range of soft closing high gloss units to wall and base level, integrated appliances including fridge/freezer, separate fridge, dishwasher, double electric oven, built in microwave, hob and extractor fan. The kitchen also consists of granite splash back, breakfast bar with granite work surface and inset drainer with Belfast sink and mixer tap. The kitchen also provides space for a 6-seater dining table perfect for entertaining, with patio doors leading to the side garden, excellent for those warmer summer months. The utility room also provides further units to wall and base level for extra storage and holds the washing machine and dryer. The downstairs w.c includes w.c with fitted vanity unit, wash hand basin, chrome heated towel rail and tiling throughout.

Upstairs, the master bedroom has recently been fitted with new bi-folding door wardrobes and benefits from an en-suite. The en-suite consists of walk-in shower cubicle, low level flush w.c and wash hand basin with complimentary tiling throughout. The second bedroom is a large double and also includes fitted wardrobes for extra space. The third bedroom is a spacious comfortable room providing space for a double bed and additional space for other furniture. The family bathroom consists of slipper bath with mixer taps, low level flush w.c, wash hand basin and mixer tap, chrome heated towel rail and complimentary tiling throughout.

Externally, to the front of the property is an extensive block paved driveway, with gated access to the property. The driveway leads down the full length of the house to the rear garden providing ample parking spaces. To the side of the property is a further lawned area providing a pleasant outdoor area for various activities and patio doors leading to the dining/kitchen. To the rear is a continuation of the block paved driveway a gravel area, patio seating area excellent for entertaining, and mature shrubs and plants surrounding. Overall this property sits on a substantial plot across 1/3 of an Acre, allowing space for potential further extensions to the property.

## Features

- EPC RATING B • FREEHOLD - COUNCIL TAX BAND E • PREVIOUSLY HAD PLANNING PERMISSION APPROVED • EN-SUITE TO MASTER • SOLAR PANELS PRODUCING INCOME • BEAUTIFULLY PRESENTED • SET ON A SUBSTANTIAL PLOT ON A PRIVATE ROAD • EXTENSIVE OFF STREET PARKING • GARAGE • VIEWS TO FRONT AND REAR