

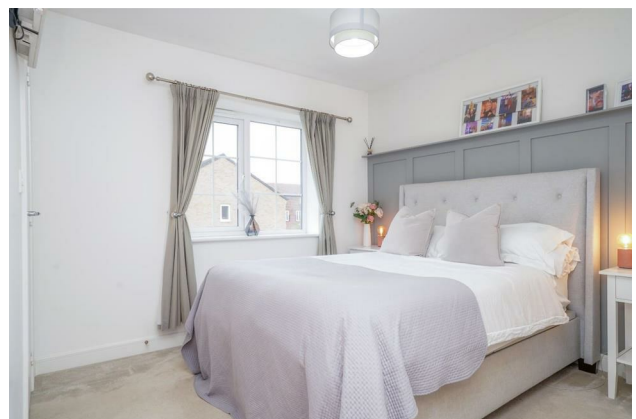
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105 Craig Hopson Avenue, Castleford, WF10 5UT

Offers In Excess Of £230,000

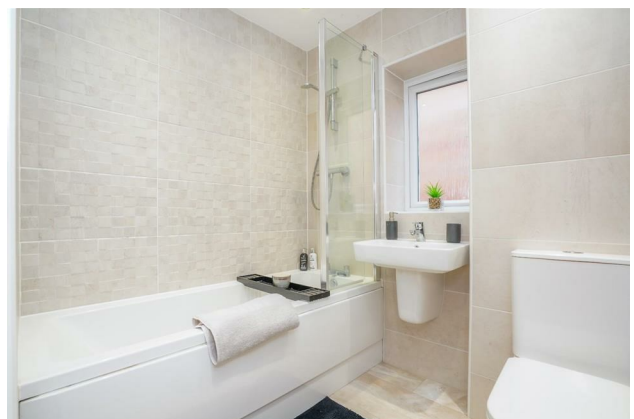
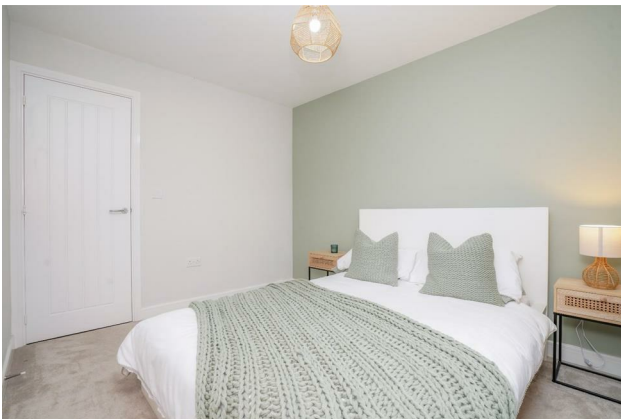
Property Images



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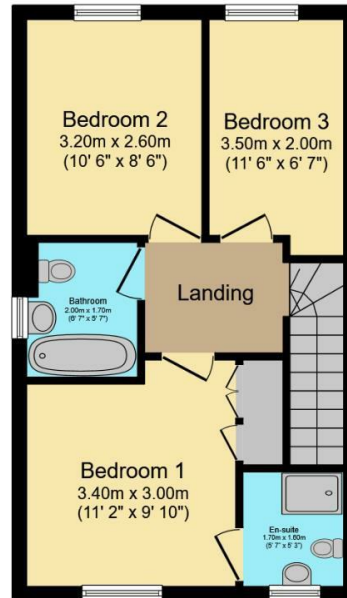
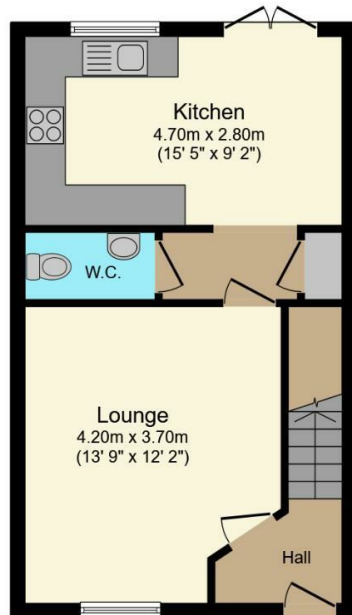
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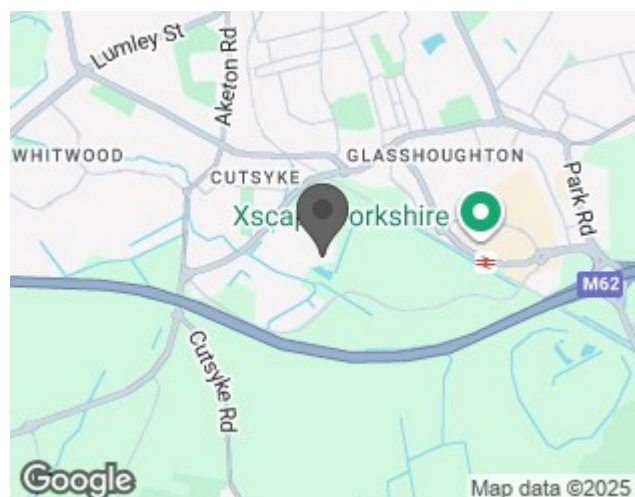
Total floor area: 79.0 sq.m. (850 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

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

THE SETTING:

Craig Hopson Avenue is set within a popular, well-maintained estate built in 2019 with a selection of different style executive properties. 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 stone's 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

Upon entering the property, you are greeted with an entrance hallway with ample space to store any shoes, bags and coats. Following through the property to the living room, which is decorated in a neutral, modern fashion. The living room further benefits from a good-sized window, providing ample lighting. Continuing through the ground floor of this property is the kitchen/diner, fitting a four-seater dining table featuring the patio doors again providing ample lighting. In the kitchen are neutral cream wall and base units topped with wood-like counter tops, integrated cooking appliances and even more. Lastly, on the ground floor is a WC for your convenience.

Up to the first floor are three good-sized bedrooms. The main bedroom features an ensuite bathroom comprising; shower, WC and wash basin. The second bedroom is ideal for a spare room for guests or if you have children. The third can be used as a typical third bedroom, toy room, dressing room, office space, whichever best fits your needs. The main family bathroom comprises: bath with an overhead shower, washbasin and WC.

The rear of the property is a low maintenance garden with a small lawn space as well as decking and a summer house which is currently used as a bar but could be made into an at-home gym! At the front of the property is a double drive for multiple vehicles

In summary, this property would make the perfect family home. Call us to arrange a date and time to view.

HUNTERS are delighted to introduce to the market this modernised 3-bedroom property situated on Craig Hopson Avenue in the very popular town of Castleford. Briefly comprising; living room, kitchen/diner, three good-sized bedrooms, a downstairs WC, family bathroom, en suite bathroom, a good-sized garden with a summer house.

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

Features

• SEMI DETACHED • 3 BEDROOMS • ENSUITE
BATHROOM • KITCHEN DINER • MODERN THROUGHOUT • DOUBLE
DRIVEWAY • GARDEN ROOM • FREEHOLD • COUNCIL TAX BAND
C • EPC B