

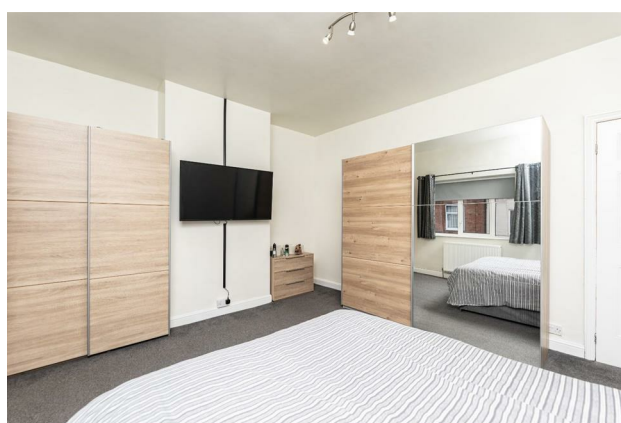
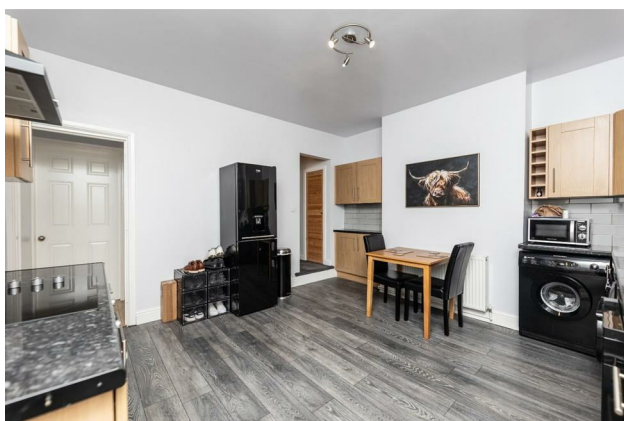
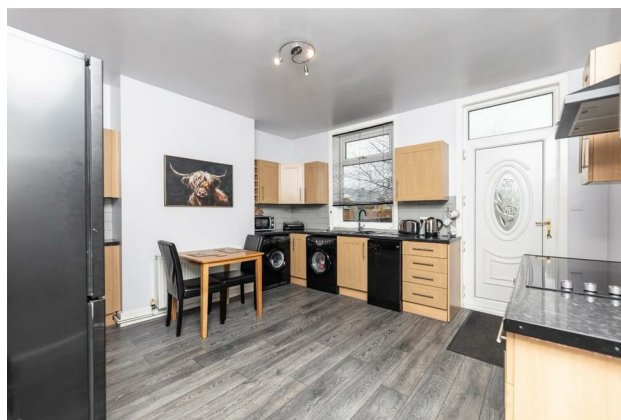
HUNTERS®

HERE TO GET *you* THERE

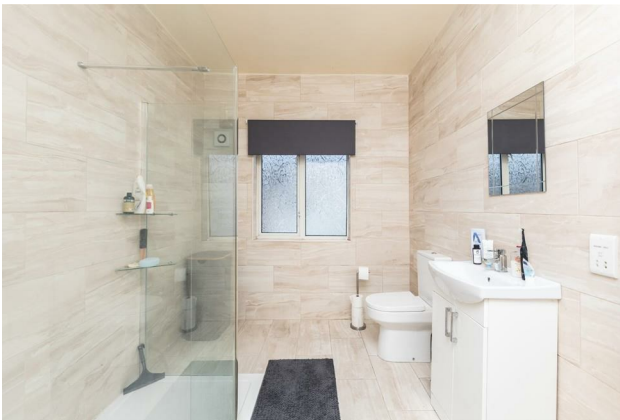
37 Smawthorne Avenue, Castleford, WF10 5BE

Offers In Excess Of £130,000

Property Images



Property Images

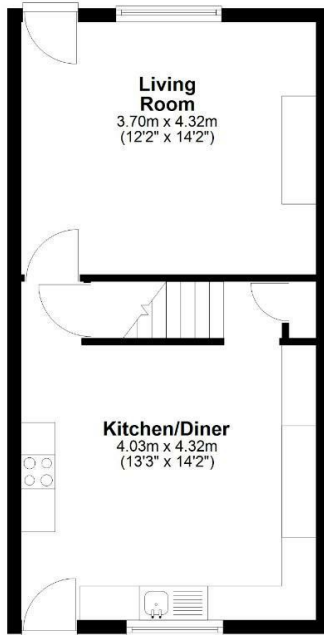


Floorplan



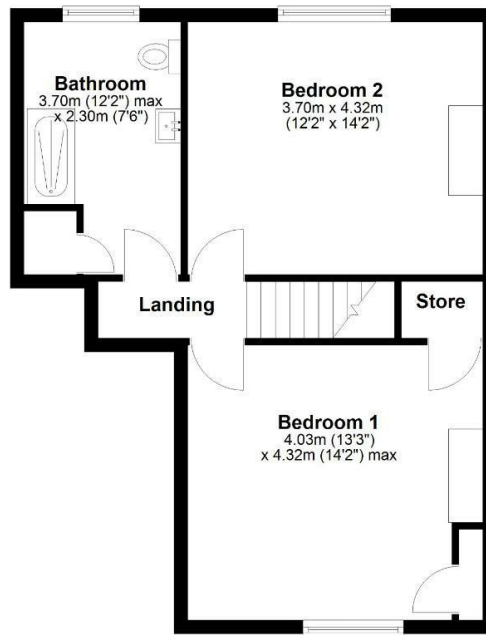
Ground Floor

Approx. 37.9 sq. metres (407.4 sq. feet)



First Floor

Approx. 47.9 sq. metres (516.1 sq. feet)

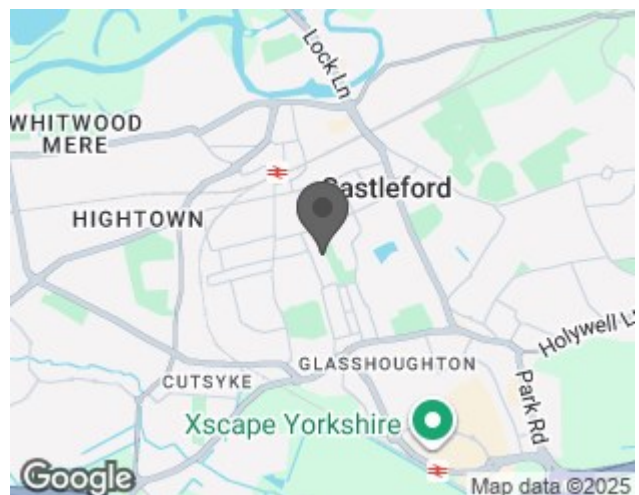


Total area: approx. 85.8 sq. metres (923.5 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		65
(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 - Mid Terrace Beds: 2 Bathrooms: 1 Reception: 1

Tenure: Freehold

THE SETTING:

Castleford is a bustling market town with lots to offer. The public transport networks allow access to the neighbouring cities of Leeds and York, within as little as 25 minutes and the A1(m) and M62 motorway links are there or thereabouts on the doorstep for those wishing to commute. Castleford also has lots of primary and high schools. Smawthorne Avenue is within walking distance to the town centre and railway station, its ideally positioned for first time buyers or young families to be able to get to work and school easily which makes it such a popular place to live.

THE PROPERTY:

As you walk into this home you're greeted into a modern living room which features an electric fireplace; the perfect addition to a cosy evening after a long day. Following through the living room to the rear of the property, you have the kitchen. The kitchen benefits from an integrated electric cooker and space for dishwasher, washing machine, tumble dryer, and wall and base units. Additionally, this spacious kitchen has room for a fridge-freezer and dining table, making this great for a first time buyer or family space. Access to the rear garden is via the back door, in the kitchen. A further benefit of this property is the spacious cellar which is an excellent storage space, the cellar is easily accesable via the stair case between the living room and kitchen.

The staircase to the first floor runs between the living room and kitchen. The master bedroom is a great size, comfortably being able to fit a double bed and lots of wardrobe and drawer space. Additionally, there is a handy storage cupboard and large window to allow for natural light. The second bedroom is also a double room with ample space for furniture. The family bathroom features a modern walk in shower, w/c and wash basin.

OUTSIDE SPACE:

To the front of the property is on street parking and to the rear is an enclosed garden, perfect for dining al fresco during the summer months. The rear also benefits from a garage which is great for storage.

In summary, this property has a lot to offer, and would make the perfect home for a first time buyer, young family or investment property. Call us to arrange a date and time to view!

Features

- TRADITIONAL MID-TERRACED PROPERTY • SPACIOUS ROOMS AND HIGH CEILINGS • REAR GARDEN WITH GARAGE SPACE • MODERN BATHROOM AND LIVING ROOM • 2 GOOD SIZED BEDROOMS • GREAT LOCATION CLOSE TO TOWN • NO ONWARDS CHAIN • FLYING FREEHOLD • COUNCIL TAX BAND A • EPC RATING D