

# HUNTERS®

HERE TO GET *you* THERE

**69 Wood Street, Castleford, WF10 1LN**

**Offers In Excess Of £140,000**

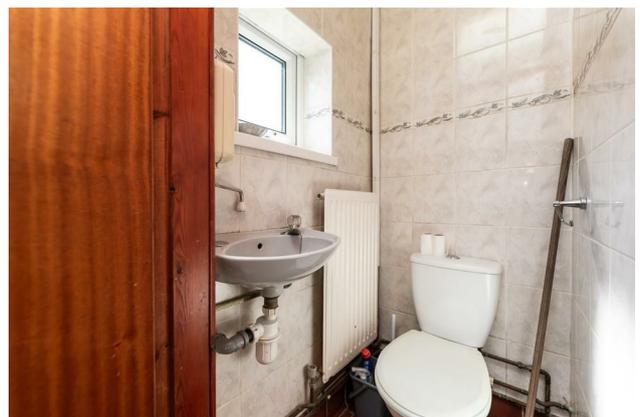
**Property Images**



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### Ground Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



### First Floor

Approx. 50.8 sq. metres (547.2 sq. feet)



Total area: approx. 102.3 sq. metres (1101.4 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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: 3 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

HUNTERS are delighted to present to the market this three-bedroom mid terraced property, situated in the sought-after town of Castleford. This property has been maintained meticulously and is ready for a first time buyer or young family to put their own stamp on it. Some of the features I like about this property are the spacious rooms throughout, the two reception rooms providing ample family living space, the buffer garden to the front of the property setting it back from the road and the opportunity to update it into a beautiful family home. Briefly comprising; living room, dining room, kitchen, three good-sized bedrooms, bathroom and w/c. Viewing is essential to appreciate the space and style of the property on offer.

#### THE SETTING

Wood Street is situated within a highly popular area in Castleford. Providing excellent access to local amenities such as Asda, Aldi, Lidl, Xscape activity centre, and Junction 32 shopping outlets, this property is truly in a great location. If you enjoy outside activities, there are parks and walking trails nearby. It is ideal for commuters, with nearby A1 and M62 motorway links, as well as the train and bus station in Castleford Centre. There are Primary schools, high schools, and Castleford College within easy access, as well as eateries, bars, and shops.

#### THE PROPERTY

As you enter the property, you're greeted with an entrance hallway ideal for storing shoes, coats and bags. Off the hallway to the left is the spacious living room with large window allowing for lots of natural light, a fireplace creates a nice feature wall and there is ample space for furniture. The dining room is accessed via sliding doors creating a great entertaining space that can be open plan or closed off depending on the occasion. The dining room also benefits from a large built-in cupboard in the chimney breast alcove perfect for extra storage. To the rear of the property is the kitchen, which features a range of base and wall units with wood effect doors and complimentary handles. There is an integral oven, hob and extractor and space for an under counter washing machine. A real selling point and something you often don't see in the traditional terraced houses is a downstairs cloakroom with basin and wc. A dry cellar with sump pump accessed via the kitchen completes the ground floor.

To the first floor and to the front of the property is the master bedroom, which is very spacious and has space for a double bed, bedside tables and wardrobes. The second bedroom is also very spacious, with built-in wardrobes, and can fit a double bed. Moving on to the third bedroom, this versatile room can serve multiple purposes. If you don't need an extra bedroom room, it would make a great space to work from home. Completing the first floor is the family bathroom comprising a bath with overhead shower, a wash basin and w/c. The loft can be accessed via the landing and has electric and light, the loft space is large and would be suitable for conversion subject to the relevant consents from the local authority.

Externally this property benefits from thermal cladding which the seller added to the property for maximum energy efficiency, despite looking really smart it keeps the property warm in winter and cool in summer.

#### OUTSIDE SPACE:

To the front of the property is a pleasant buffer garden and to the rear is an enclosed garden with patio area and artificial lawn.

In summary, this property provides versatile accommodation for professionals, young families, and buy-to-let landlords alike, viewing is essential to appreciate the space and style of property on offer.

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Briefly comprising; Living room, dining room, kitchen, three good-sized bedrooms, bathroom and w/c.

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

## Features

- NO CHAIN • MID TERRACED • CLOSE TO LOCAL AMENITIES • THREE BEDROOMS • PERFECT STARTER HOME • GARDEN TO FRONT AND REAR • SOUGHT AFTER LOCATION • FREEHOLD • EPC RATING D • COUNCIL TAX BAND A