

# HUNTERS®

HERE TO GET *you* THERE

189 Fyston Road, Castleford, WF10 3LP

£180,000

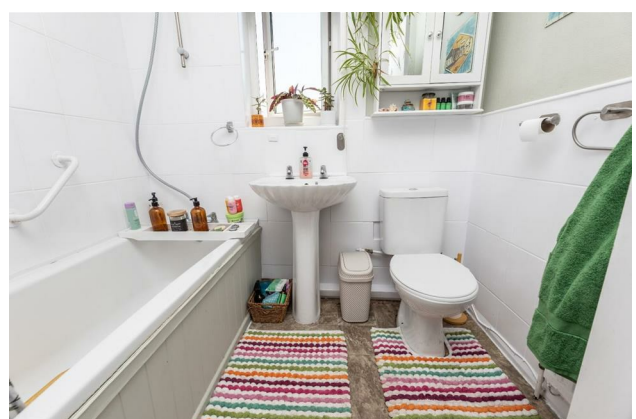
Property Images



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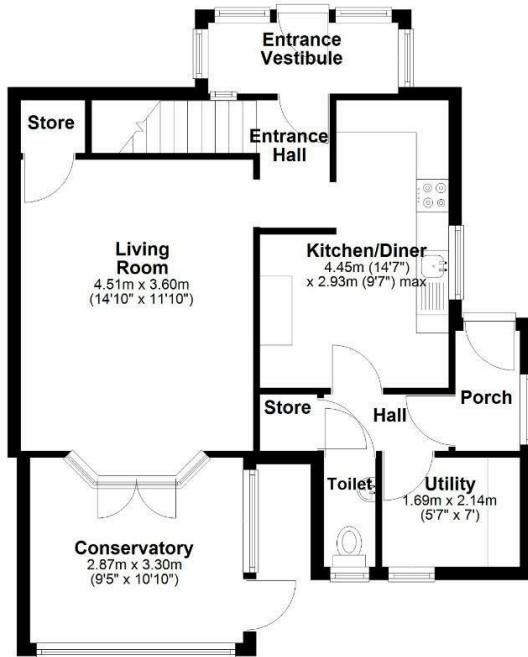
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## HUNTERS®

### Ground Floor

Approx. 57.1 sq. metres (614.2 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



Total area: approx. 93.0 sq. metres (1001.3 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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 - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

## THE SETTING:

Fryston Road 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 outlet, 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(M) and M62 motorway links, direct train links to Leeds and York, and a bus station in Castleford Centre. There are primary schools, high schools, Castleford College and New College Pontefract, all within easy access, as well as eateries, bars, and shops.

## THE PROPERTY:

This property itself is amazing and has such a lovely family feel to it. You feel welcomed from the moment you walk in the door and it feels like a warm home someone would really love to live in. As you enter you're greeted with an entrance porch ideal for storing coats, shoes and bags. Off the porch you enter into the main house and into a further hallway providing access upstairs and to the breakfast kitchen and lounge. The breakfast kitchen has a range of base and wall units with sage green slab doors and black handles, a wood effect worktop, tiles and large window over the sink compliment the kitchen beautifully. There is space for an American style fridge freezer and freestanding range style cooker and further space for a breakfast/dining area. Off the kitchen is a utility area with space and plumbing for a washing machine and dryer then off there is a really handy downstairs wc, great for growing families! The lounge is one of my favourite rooms in this house, overlooking the garden it really is just somewhere you can imagine relaxing at the end of a hard day! With ample space for even the largest furniture this room is huge! Off the lounge is a lovely conservatory which I personally think would be a great place to work from home.

Upstairs the current owners have really made use of the space. What used to be a 2 double bedroom property after a little work has become 1 double bedroom and 2 singles. Perfect again for growing families but alternatively very easy to switch back to 2 doubles for those that wish to. The house bathroom features a 3 piece suite with complimentary tiling.

## OUTSIDE SPACE:

Set in a generous corner plot this property really does have the outside space for family living. There is a driveway with space for multiple vehicles, a summerhouse providing lots of storage space and gardens surrounding the property. It really is your own woodland haven from home!

In summary this property really has a lot to offer, call us to arrange a viewing today.

HUNTERS are absolutely delighted to introduce this traditional red brick 2 bedroom semi detached property to the sales market. We are anticipating lots of early interest so please call us to arrange your viewing today! Briefly comprising; entrance hallway, breakfast kitchen, utility room, downstairs wc, lounge, conservatory, 2 bedrooms (the second bedroom being split into 2 creating 3 useable bedrooms in total) and house bathroom this property really needs to be viewed to be appreciated.

## Features

- Really good location
- Gardens surrounding the property
- Traditional 2 bedroom semi detached but with the second bedroom split to make 3 bedrooms
- Downstairs utility room and wc
- Conservatory
- Parking for multiple vehicles
- Lovely family home
- Council tax band A
- EPC TBC
- Freehold



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