

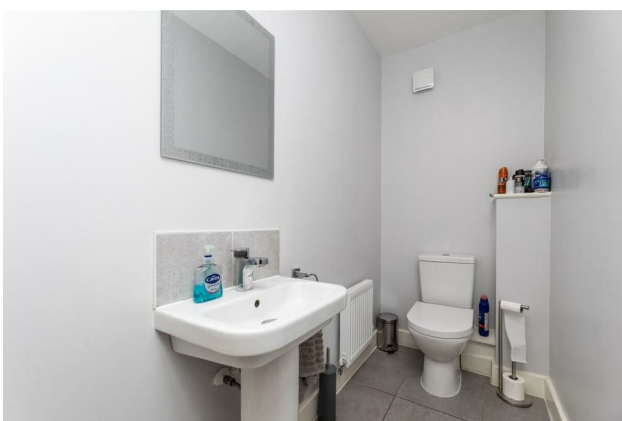
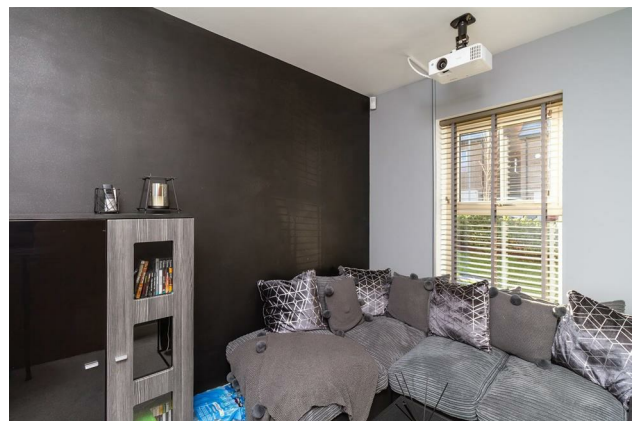
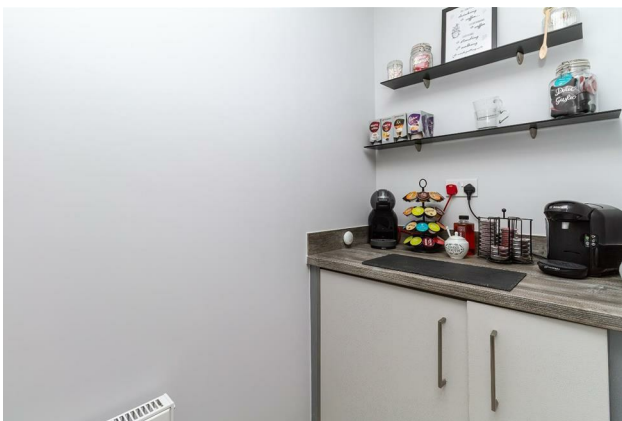
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**4 Colclough Close, Castleford, WF10 5WJ**

**Offers In Excess Of £350,000**

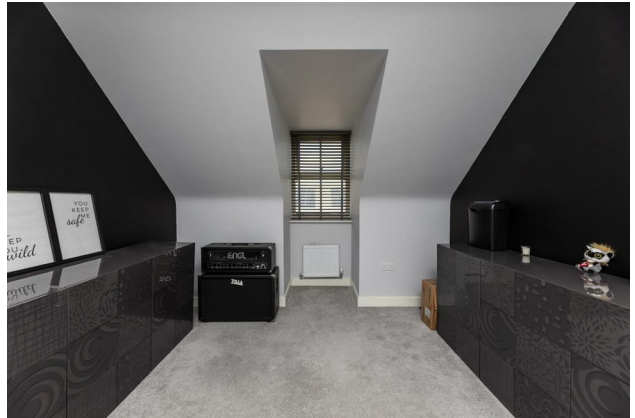
**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

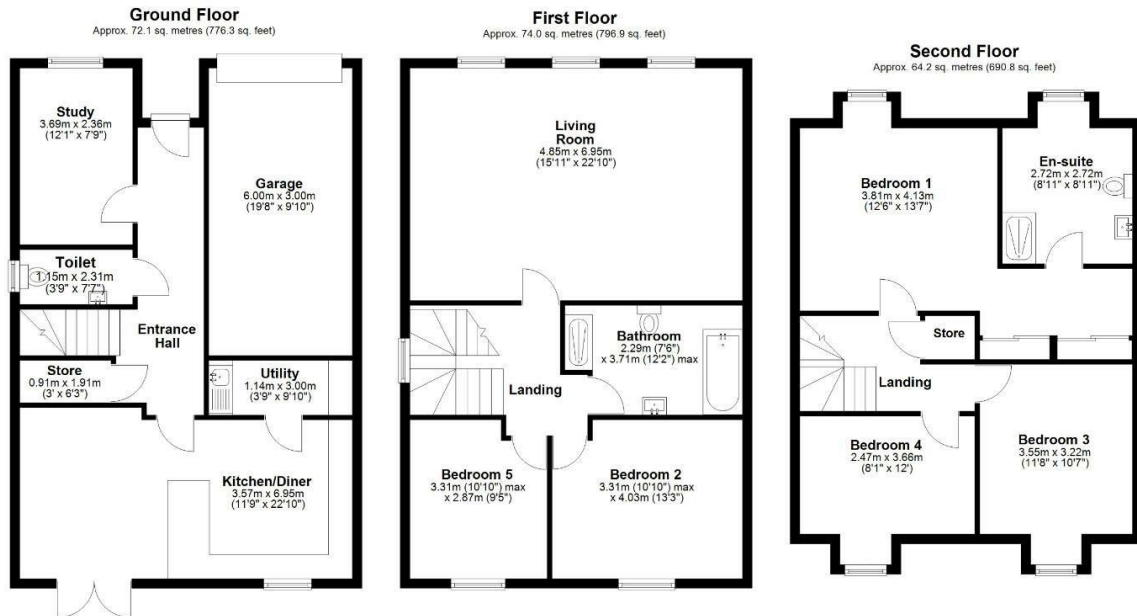
## Property Images



# HUNTERS®

HERE TO GET *you* THERE

## HUNTERS®



Total area: approx. 210.3 sq. metres (2264.1 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>85</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 - Detached Beds: 5 Bathrooms: 2 Receptions: 2  
Tenure: Freehold

## THE SETTING

Colclough Close is situated in a sought after location, perfectly balancing urban convenience with the tranquility of the nearby countryside. Situated just moments from the vibrant hubs of Castleford and Pontefract, the property boasts seamless access to major motorway networks and frequent public transport links. Lifestyle is at the heart of this location; the renowned Junction 32 shopping village and Xscape activity centre are virtually on your doorstep, alongside an excellent choice of local schools, supermarkets, and traditional eateries. For sports enthusiasts, the atmosphere of the Castleford Tigers Rugby Ground and Pontefract Collieries are both within easy reach, making this an enviable base for work, rest, and play.

## THE PROPERTY

Upon entering the property, you're welcomed by a spacious entrance hall. Designed with the modern professional in mind, the dedicated study is to your right and serves as a secluded sanctuary of productivity. This transitions into the heart of the home; an expansive, light-filled kitchen-diner, featuring modern wall and base units, and integrated appliances, such as an oven, induction hob and dishwasher. This room can effortlessly accommodate a six-seater dining table or be used as a plush lounge area, to fit a sofa. This room is further anchored by French doors, which lead to the rear garden. Completing the ground floor is a discreetly positioned utility room, designed to keep the main living areas pristine by housing laundry and essentials out of view. The ground floor is complimented by a generous storage cupboard and a guest WC.

The first floor reveals impressively proportioned rooms, led by the primary living room. Currently utilised as a professional studio, this demonstrates remarkable space; easily accommodating substantial lounge furniture. This level also features two further bedrooms - one being a generous double and the other a charming fifth bedroom, perfectly suited as a playroom or a quiet creative space. Lastly, the first floor is served by a neutral family bathroom.

The second floor houses the other three bedrooms. The master bedroom benefits from generous proportions, offering ample space for a king-sized bed and bedside tables. It's elegantly finished with mirrored wardrobes that enhance the use of the space, and is served by a sophisticated en-suite featuring an enclosed shower, wash basin and WC. Completing this level are two further well-appointed bedrooms - one provides a spacious double, while the other is a great-sized single. This layout ensures an ideal separation of space for growing families or those hosting overnight guests.

## THE OUTSIDE

The property's exterior is as purposeful as its interior. A private driveway leads to an integrated garage, perfect for providing a versatile space for those that want to use it as a home gym, sophisticated workshop or simply for extensive storage. To the rear, the home is completed with an expansive, landscaped garden. Whether unwinding in the quiet of the evening or hosting friends, the outdoor space serves as a seamless extension of the home.

In summary, this home has been immaculately maintained and refined by the current sellers.

HUNTERS are delighted to present to market this substantial five bedroom detached home, situated on a sought-after development in Castleford. This home briefly comprises; entrance/hallway, study room, downstairs WC, kitchen/diner, utility room, living room, five bedrooms, two bathrooms and a garage.

Viewings are essential to truly appreciate the space and style this home has to offer.

## Features

- Sought After Location • Five Bedrooms • Spacious Living Throughout • Utility Room • Garage • Detached Property • Great Family Home • Freehold • Council Tax Band E • EPC Rating B