

# HUNTERS®

HERE TO GET *you* THERE

**23 Maltkiln Lane, Castleford, WF10 4LF**

**Offers In Excess Of £130,000**

**Property Images**



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## Property Images



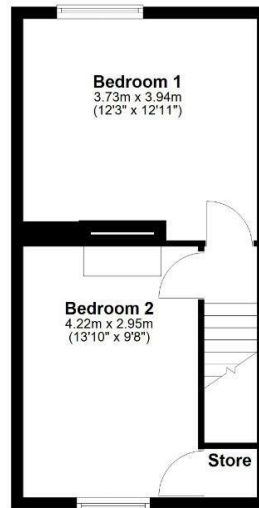
## Floorplan



**Ground Floor**  
Approx. 35.8 sq. metres (385.8 sq. feet)



**First Floor**  
Approx. 30.0 sq. metres (323.0 sq. feet)

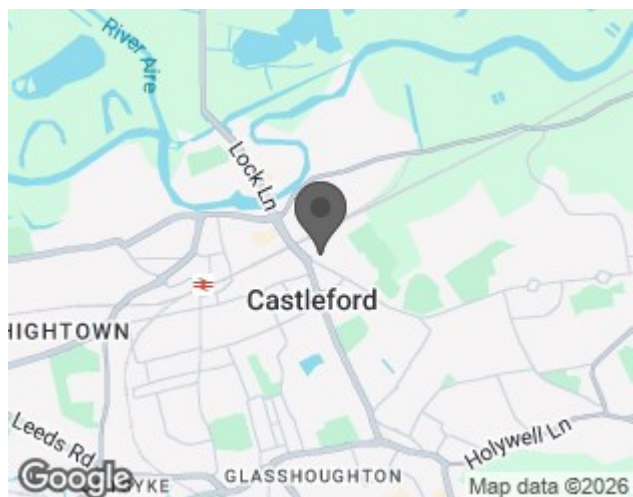


Total area: approx. 65.9 sq. metres (708.8 sq. feet)

## 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>		66	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

## THE SETTING

Perfectly positioned in the heart of Castleford, this property offers the ultimate blend of convenience and community. Located on Maltkin Lane, you're minutes away from the vibrant Junction 32 shopping outlet and the Xscape activity centre. Sports enthusiasts will love being a stone's throw from the iconic Castleford Tigers Rugby Ground. For the modern professional, commuting is made easy with direct access to the A1(M) and M62, alongside excellent rail and bus links from the town centre. Families are equally well-catered for, with reputable primary schools, high schools, and Castleford College all within easy reach.

## THE PROPERTY

Upon entering the property, you're welcomed into a bright and inviting living area, providing a versatile space for both entertaining and quiet evenings in. The layout flows seamlessly into the kitchen, a contemporary space featuring sleek, glossy white cabinetry, paired with contrasting work surfaces. Designed for modern living, it comes fully equipped with an integrated oven and hob, plus a dedicated space for a washing machine. Uniquely positioned on the ground floor, you'll find the family bathroom which features a bath with an overhead shower, hand basin and WC.

The first floor features two generously sized double bedrooms, both providing ample space for large beds and a full suite of furniture. These versatile rooms are perfect for a growing family or a spacious home office.

## THE OUTSIDE

To the front, convenient street parking is available, while the rear reveals a private, enclosed paved garden. This low-maintenance space is perfectly suited for alfresco dining or hosting friends for summer drinks.

## Features

- Mid-Terraced • Enclosed Rear Yard • Close to Local Amenities • Two Bedrooms • No Chain • Great Transport Links • Ideal For First-Time Buyers or Investors • Freehold • Council Tax Band A • EPC Rating D