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26 Epsom Close, Castleford, WF10 5XS

Offers In The Region Of £247,000

Property Images



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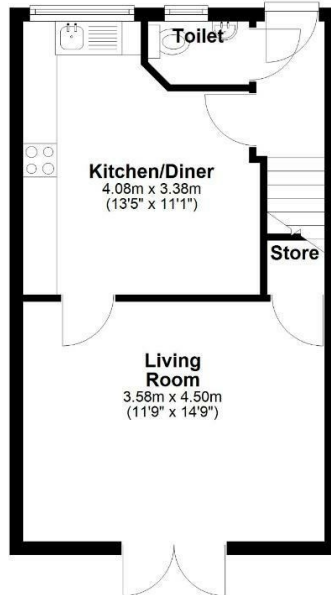
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Ground Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



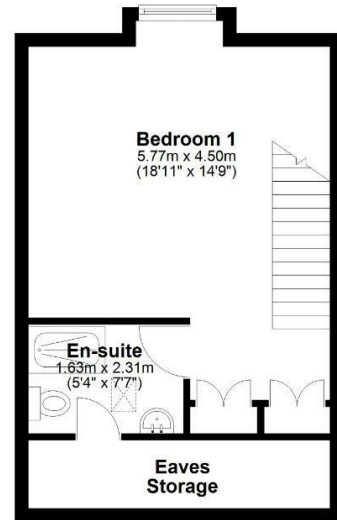
First Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



Second Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 101.1 sq. metres (1088.7 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(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 - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 1
Tenure: Freehold

THE SETTING:

Epsom Close is a cul-de-sac of properties all immaculately maintained, the location provides easy access to local amenities but is also just a short drive to neighbouring countryside! Castleford and Pontefract town centres are a stones throw away as well as motorway links and public transport routes. Junction 32 shopping village and Xscape activity centre are on the doorstep as well as schools, supermarkets, public houses and restaurants. If you're into your sports then the popular Castleford Tigers Rugby Ground and Pontefract Collieries football stadium are close by.

THE PROPERTY:

As you enter the property you're greeted with an entrance hallway with space to store coats and shoes, off the hallway is a handy downstairs cloakroom with white basin and wc. The kitchen diner is to the front elevation of the property and features a range of base and wall units with high gloss dove grey slab doors providing lots of storage space. The kitchen also benefits from an integral oven and hob, integral dishwasher and integral fridge freezer, furthermore there is ample space for a family 4-6 seater dining table excellent for family meals and entertaining. The living room is to the rear of the property and is a beautifully airy room with space for a couple of sofas, tv unit and sideboard. The staircase allows access to the first floor and there is a handy storage cupboard ideal for a storage unit. To the first floor are the second and third bedrooms which are really generous in size and they have large windows allowing for lots of natural light, this floor also benefits from an office area which is perfect for those wishing to work from home or even as a dressing area. The family bathroom completes the first floor with a 3 piece modern white suite and shower over the bath, complimentary white tiles surround the bath. Completing the first floor is a further storage cupboard excellent for bedding and towels. The second floor is the master suite with ample space for large furniture, fitted shaker style modern wardrobes and ensuite with double shower cubicle, basin, wc and handy storage eaves providing extra space.

OUTSIDE SPACE:

To the front of the property is a pleasant garden and a driveway suitable for 2 large cars. There is further parking in front of the driveway and small grassed area. The property also benefits from an EV charger which hasn't been used by the current owners, outside tap, 2 outdoor lights and outside electrical outlet. To the side and rear of the property is a beautiful spacious garden which we believe faces south east. There are a couple of zones for relaxing and dining al fresco during the summer months and then a grass area perfect for children to play.

In summary this property offers some amazing accommodation over 3 floors, it is immaculate throughout and it would make a great family home! Viewing is essential to appreciate it. Call us to arrange your viewing.

HUNTERS are delighted to introduce to the market this stunning semi detached property set over 3 floors in a great location. Briefly comprising, entrance hall, downstairs wc, kitchen diner, living room, master bedroom with ensuite, 2 further bedrooms and house bathroom viewing is absolutely essential to appreciate the space and style of property on offer.

Features

- Semi detached family home
- 3 good sized bedrooms and office room
- Beautiful garden to the rear
- EV charger
- Great layout
- Excellent location close to amenities
- Viewing essential
- Freehold
- EPC rating B
- Council tax band C



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