

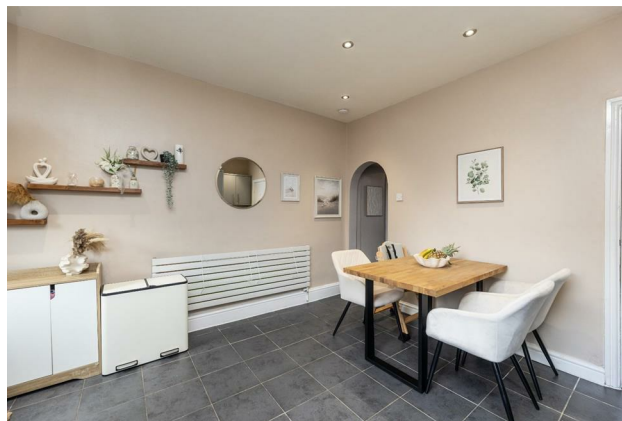
HUNTERS®

HERE TO GET *you* THERE

61 Hugh Street, Castleford, WF10 4DT

Guide Price £140,000

Property Images



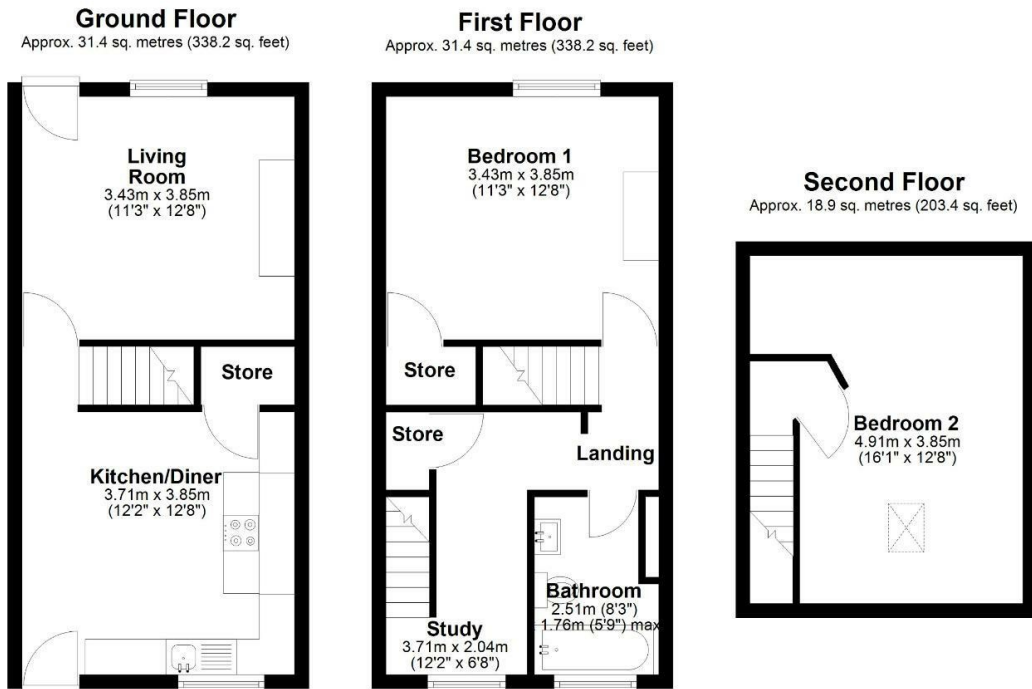
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Floorplan

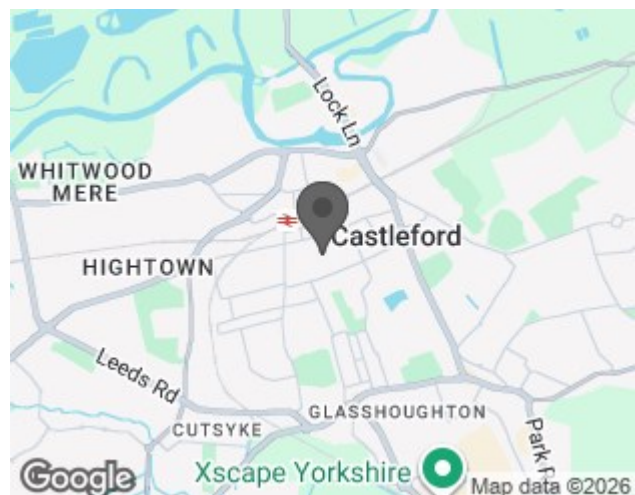


Total area: approx. 81.7 sq. metres (879.7 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(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 - End Terrace Beds: 2 Bathrooms: 1 Receptions: 1
 Tenure: Freehold

THE SETTING:

Castleford is a bustling market town with lots to offer. The public transport networks allow access to the neighbouring cities of Leeds and York, within as little as 25 minute, and the A1(m) and M62 motorway links are there or thereabouts on the doorstep for those wishing to commute. Castleford also has lots of primary and high schools. Hugh Street is within walking distance to the town centre and railway station, its ideally positioned for first time buyers or young families to be able to get to work and school easily which makes it a popular place to live.

THE PROPERTY:

As you enter the property you're greeted with a welcoming living room with a large window allowing for lots natural light and ample space for furniture. The staircase runs up the middle of the property and to the rear is a modern dining kitchen which features a range of base and wall units, grey slab doors with complimentary handles. This kitchen also benefits from and integral oven, gas hob with extractor above, integral fridge freezer, space and plumbing for a washing machine and a dining area with space for a family dining table. There is a handy pantry style storage cupboard and a UPVC gives access to the enclosed rear garden.

Upstairs this house has plenty of space for family living. The master bedroom is generous in size and features a handy storage cupboard perfect to use as a wardrobe, the current owners have made use of the alcove with a desk which would be perfect for anyone working from home. The second bedroom is a single room with space for bed and wardrobe, then there is access up to the loft via a staircase in this bedroom. The loft space has Velux windows allowing for natural light and is currently used as an occasional bedroom as it has ample space for furniture. The house bathroom is modern with space for storage and features a three piece white suite with shower over the bath and complimentary matte black tiles surrounding.

OUTSIDE SPACE:

To the front of the property is on street parking and to the rear is a pleasant enclosed garden perfect for dining al fresco and for children to play.

In summary this property really does have a lot to offer! Call us to arrange your viewing today.

Features

- Great location close to town centre
- Traditional end terraced property
- 2 bedrooms and loft room currently used as a bedroom
- Ideal starter home
- Good for families
- Enclosed garden to the rear
- Modern throughout
- EPC rating D
- Freehold
- Council tax band A