

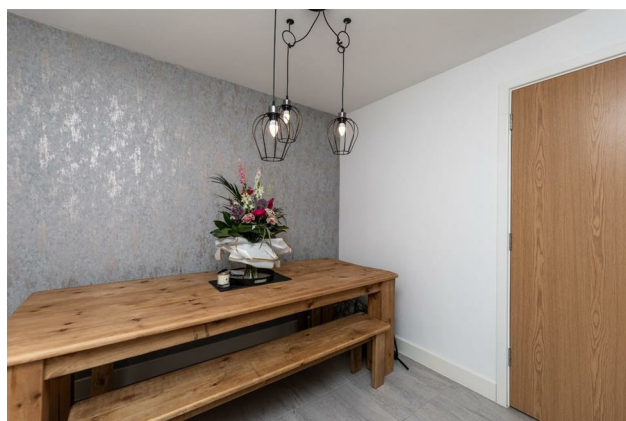
# HUNTERS®

HERE TO GET *you* THERE

**25 Voysey Avenue, Castleford, Wakefield, WF10 5UX**

**Offers Over £300,000**

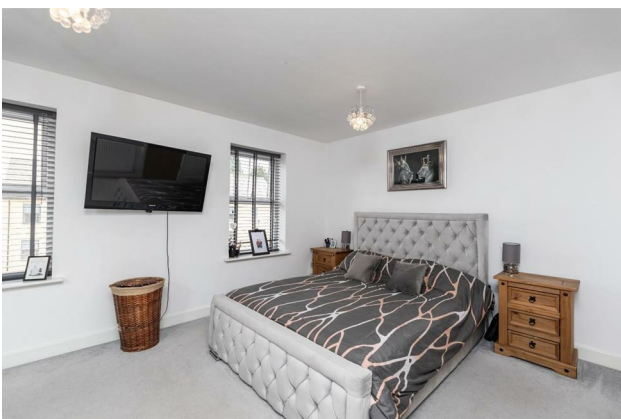
**Property Images**



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## Property Images





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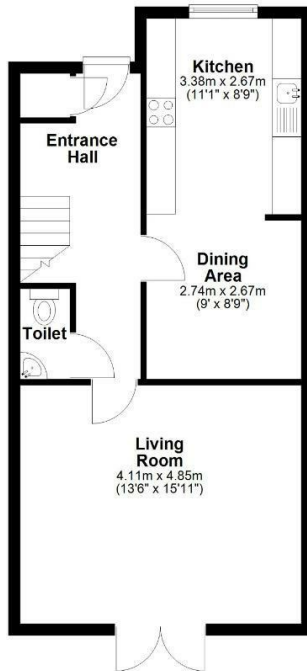
# HUNTERS®

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## HUNTERS®

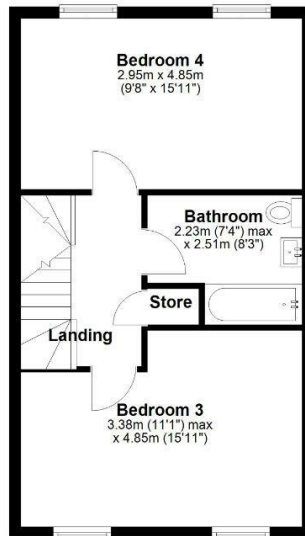
### Ground Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



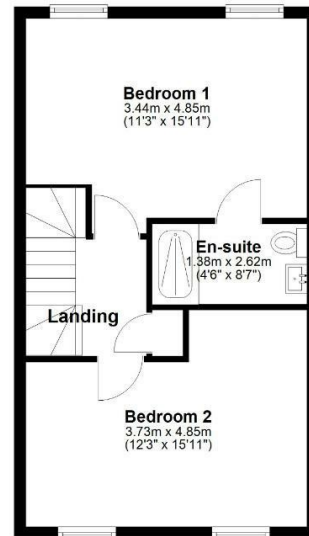
### First Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



### Second Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 134.0 sq. metres (1442.4 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	90	91
(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: 4 Bathrooms: 2 Receptions: 1  
Tenure: Freehold

HUNTERS are proud to present to the market this stunning executive four bedroom semi detached property, with expansive family living over three storeys this property is a must view! A further added bonus, are the solar panels, currently powering the property, allowing cost effective living!

#### THE SETTING

Voysey Avenue is set within a sought after estate, providing easy access to local amenities, whilst a short drive away from 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

This 3 storey property has the WOW factor throughout and is genuinely ready to move into. Beautifully presented and maintained meticulously by the current owners you immediately feel at home the second you step through the front door. Spacious rooms, high specification fittings and flooring are a theme throughout this house and the layout has been planned with family living and entertaining in mind. Whilst being modern and stylish throughout the sellers have created a home and garden that requires very little maintenance giving you much more time to enjoy the space!

The ground floor comprises of a welcoming entrance hallway, leading through to the kitchen and dining area. The kitchen space is fitted with a range of wall and base units, finished with complimentary worktops, with modern tiling throughout. The kitchen is fitted with a range of modern kitchen appliances, adding to the sleek nature of the kitchen. Completing the kitchen, there is ample seating space for a dining table, perfect for hosting family and friends. The living room spans the full width of the property and features patio doors out to the enclosed rear garden, there is ample space for even the largest of furniture. The current owners have really created a homely living space downstairs which is excellent for cosying up in the winter and opening up and relaxing in the winter.

The first floor of the property is a spacious landing, with a handy storage room, providing access to two double bedrooms, both featuring spacious living spaces with dual windows allowing an abundance of lighting throughout. The family bathroom is also located on this floor, fitted with a w/c, hand basin and bath, completed with complimentary tiling and flooring throughout.

To the second floor are two further bedrooms, both bedrooms mirroring spacious living throughout with dual windows, bedroom one benefitting with a modern en-suite bathroom.

#### OUTSIDE SPACE

To the rear of the property is a tarmac driveway with a detached garage, handy for storage. There is also an expansive rear enclosed lawned space, finished with a stone paved patio space, to create a seating space, ideal for family and friends summer hosting.

In summary this property is immaculate throughout, the current owners have put their own stamp on it but maintained a really homely feel with neutral tasteful decor throughout. Viewing is absolutely essential to appreciate the home on offer! Call us to arrange your viewing today!

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## Features

• Perfect family home • Modern and spacious throughout • Four double bedrooms • Set across three floors • Solar panels providing energy efficient living • Expansive rear enclosed garden • Garage and off street parking facilities • Freehold • Council tax band D • EPC rating B