

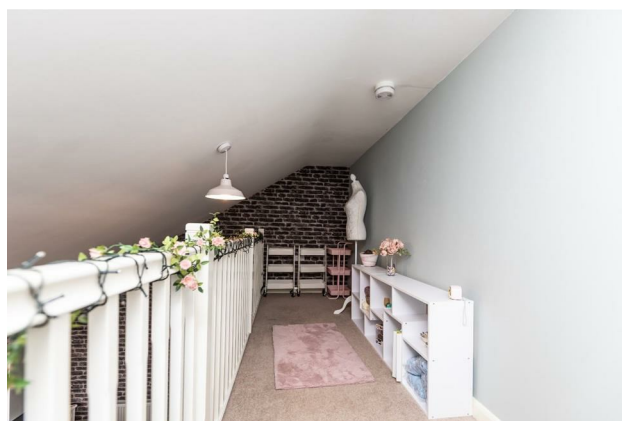
HUNTERS®

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8 Ward Road, Castleford, WF10 5FZ

Offers In Excess Of £120,000

Property Images



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Floorplan



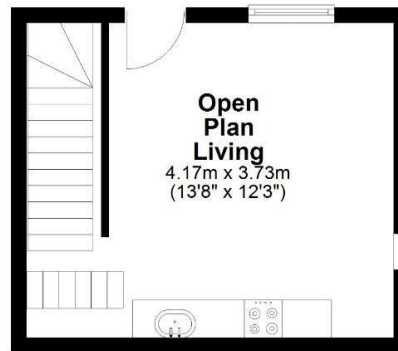
Ground Floor

Approx. 20.3 sq. metres (218.3 sq. feet)



First Floor

Approx. 20.3 sq. metres (218.2 sq. feet)



Second Floor

Approx. 6.4 sq. metres (68.5 sq. feet)



Total area: approx. 46.9 sq. metres (504.9 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	79	
(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: Not specified Beds: null Bathrooms: null Receptions: null
Tenure: Freehold

HUNTERS are delighted to introduce to the market this one-bed end terraced property situated on a very popular estate in Castleford. Briefly comprising: entrance hallway, bathroom, bedroom, open plan living kitchen and a mezzanine. Viewing this property is essential to appreciate the space and style of the property on offer.

THE SETTING

Ward Road is positioned within a very popular estate built almost 10 years ago in Castleford. Providing excellent access to local amenities such as Asda, Aldi, Lidl, Xscape activity centre and Junction 32 shopping outlet, this property really is in a great location. If you enjoy outside activities, there are parks and walking trails nearby. It is ideal for commuters with the nearby A1 and M62 motorway links and the train and bus station in Castleford Centre. There are Primary schools, high schools and Castleford College within easy access as well as eateries, bars and shops.

THE PROPERTY

Upon entering the property, you are greeted with an entrance hallway perfect for storing coats, bags, and shoes. Following through is the bathroom which comprises; shower, w/c and wash basin as well as extra space and plumbing for a washing machine. Also, on the ground floor is a double bedroom, which is quite spacious with built-in wardrobes and a large front-facing window providing ample lighting for the room. On the property's first floor is a cosy open-plan living room and kitchen with a Juliet balcony that offers natural lighting and ventilation. In the kitchen is a ladder which leads up to the mezzanine level. This space can be very adaptable, it can be used as an office space, storage, entertainment and much more. A single driveway is at the front of the property for your convenience.

In summary, this property would make the perfect starter home. Call us to arrange a date and time to view.

Features

• OPEN PLAN LIVING KITCHEN • MEZZANINE • 1 GOOD SIZED BEDROOM • IDEAL STARTER HOME • QUATER HOUSE OVER TWO FLOORS • ALLOCATED PARKING • NO CHAIN • EPC RATING C • COUNCIL TAX BAND A • FREEHOLD