

# HUNTERS®

HERE TO GET *you* THERE

**16 Meadowcroft Crescent, Castleford, WF10 4SN**

**Offers Over £220,000**

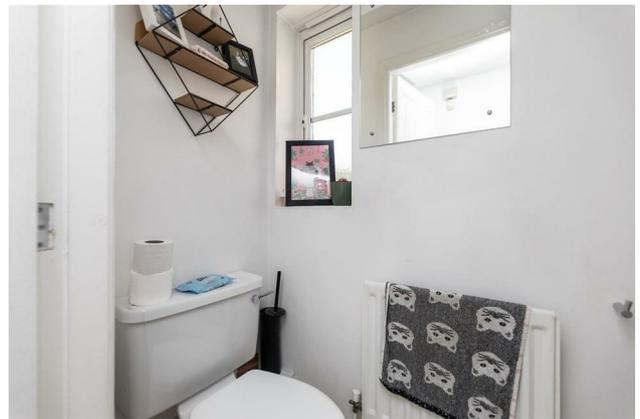
**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

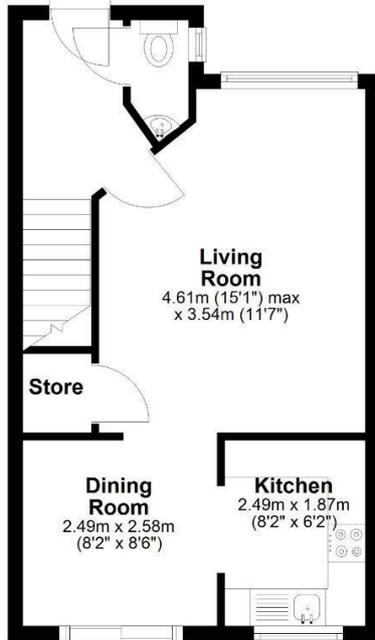
HERE TO GET *you* THERE

## Property Images



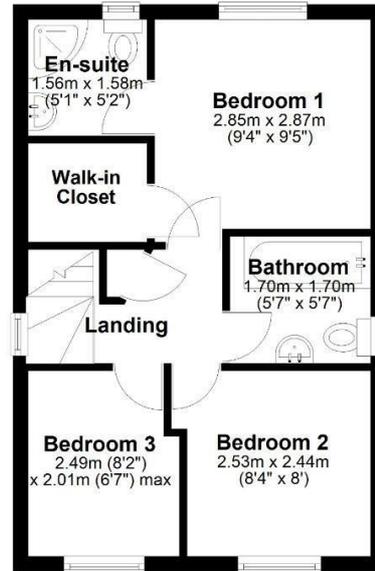
### Ground Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



### First Floor

Approx. 32.6 sq. metres (350.5 sq. feet)

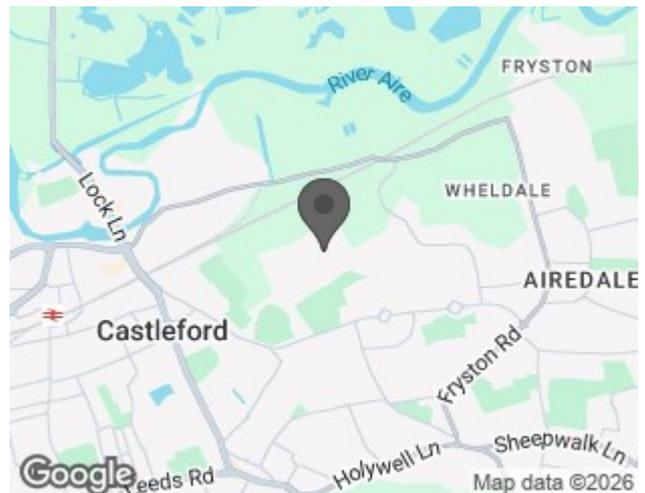


Total area: approx. 67.4 sq. metres (725.0 sq. feet)

## 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>		72	76
(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 - Link Detached Beds: 3 Bathrooms: 2 Receptions: 1  
Tenure: Freehold

## THE SETTING

The location offers easy access to local amenities and is also just a short drive from the neighbouring countryside. Castleford and Pontefract town centres are a stone's 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 sports, then the popular Castleford Tigers Rugby Ground and Pontefract Collieries football stadium are nearby.

## THE PROPERTY

Upon entering this property, you are greeted by a spacious entrance hallway with ample space to store shoes, bags, and coats. Connecting to the spacious living room, which benefits from a large front-facing window providing abundant natural lighting, as well as a storage cupboard for your convenience. Following through the property to the dining room, with sliding patio doors that bring in natural lighting, this room has space for a 4-seater dining table, which is perfect for hosting. Adjoining the dining room is the kitchen, which is separated by an archway. The kitchen benefits from an integral cooking appliance, wall and base units and a window above the wash basin. Lastly, on the ground floor, there is a WC for your convenience.

On the first floor of this property are three good-sized bedrooms. The main bedroom features a walk-in wardrobe and an ensuite bathroom, which comprises a shower, WC, and washbasin. The second and third bedrooms make this property quite adaptable, as you can use them as spare bedrooms, as intended, or an office space, a playroom for children, or an at-home gym space. Lastly, on the first floor is the family bathroom comprising; bath with an overhead shower, w/c and wash basin.

The exterior of the property features a front garden, a driveway to the front of the property fitting 2 vehicles as well as a generous rear garden, ideal for relaxing after a long day or dining al fresco.

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

HUNTERS are delighted to introduce to the market this three-bed link detached property situated on a sought-after street on Meadowcroft Crescent. Briefly comprising; Entrance hallway, living room, dining room, kitchen, three good-sized bedrooms, family bathroom, ensuite and w/c. Viewing is essential to appreciate the space and style of the property on offer.

## Features

- LINK DETACHED PROEPRTY • 3 BEDROOMS • SPACIOUS LIVING ROOM • ENSUITE BATHROOM • DRIVE WAY • ACCESS TO TRANSPORT LINKS • CLOSE TO LOCAL AMENATIES • FREEHOLD • COUNCIL TAX ABND C • EPC - C