

HUNTERS®

HERE TO GET *you* THERE

1 Cookson Close, Castleford, WF10 3TR

Guide Price £230,000

Property Images



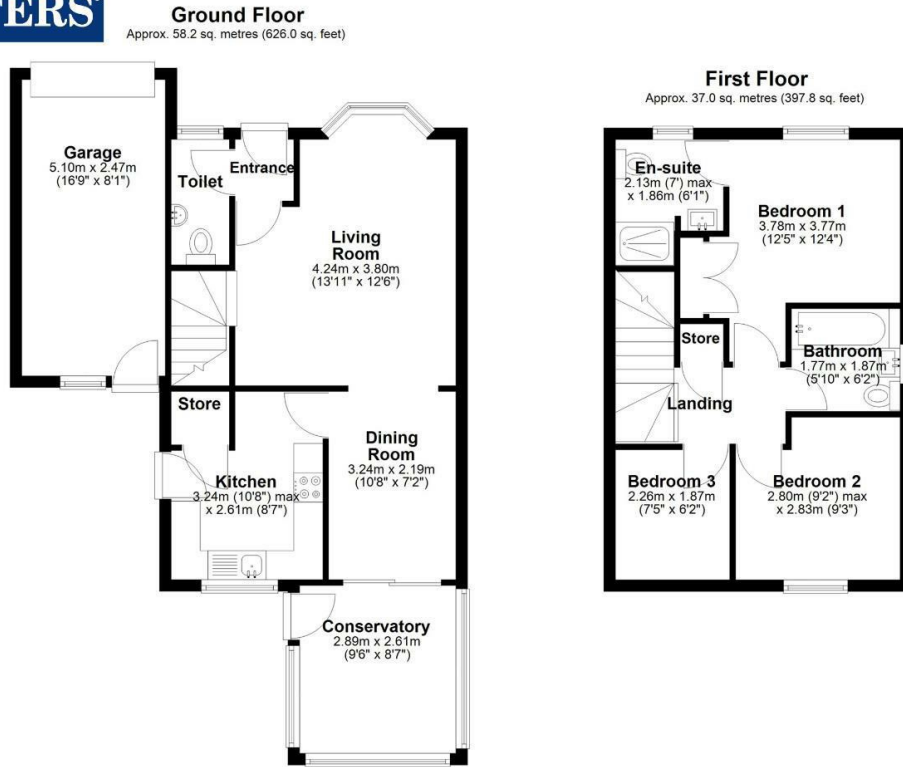
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Floorplan



Total area: approx. 95.1 sq. metres (1023.8 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(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 - Detached Beds: 3 Bathrooms: 3 Receptions: 1
Tenure: Freehold

THE SETTING

Cookson Close is tucked away in Townville, a popular suburb of Castleford that perfectly balances a quiet residential feel with great leisure and transport links. One of the biggest selling points of this location is its proximity to Xscape and Junction 32 Outlet Centre, both of which are just a few minutes drive away. It's positioned exceptionally well for those who commute to Leeds, Wakefield and surrounding areas; providing direct routes via the A1(M) and there are reliable local bus routes connecting you to Castleford town Centre and Pontefract.

THE PROPERTY

Upon entering, you are greeted by a welcoming hallway that leads into a generous, light-filled lounge. The room is anchored by a feature bay window, which floods the space with natural light, while the versatile layout easily accommodates a large L-shaped sofa and additional furnishings, making it an ideal spot for both quiet evenings and family gatherings. Following through the property, the kitchen is a bright and contemporary space, fitted with sleek white wall and base units, complimented by contrasting worktops. The kitchen also features a stainless steel sink, along with plumbing and space for a washing machine, dishwasher, and freestanding cooker.

The dedicated dining area comfortably accommodates a 4-6 seater table, making it perfect for family meals or hosting friends. This space flows effortlessly into the impressive conservatory, an extension that serves perfectly for indoor to outdoor living. Whether utilized as a secondary lounge, children's playroom or reading nook, this is a great space with seamless access to the rear garden. Lastly, the ground floor is completed by an essential WC.

The first floor hosts three well-proportioned bedrooms. The master bedroom is designed for a double bed and bedside furniture. It features the added luxury of fitted wardrobes, providing excellent storage solutions, and a private en-suite bathroom. The spacious second bedroom can equally fit a double bed and additional storage, whilst the third bedroom is a good sized single room.

THE OUTSIDE

This home is perfectly positioned in a cul-de-sac, on a corner plot. To the front of the home is a private driveway, providing convenient off-street parking and access to the integral garage. To the rear, the enclosed garden is a real selling point. Meticulously maintained, it features a spacious lawn and paved patio, perfect for alfresco dining and summer BBQs.

Features

- Beautifully Presented Property
- Sought After Location
- South-West Facing Rear Garden
- Conservatory
- Three Bedrooms
- Garage
- Driveway
- Freehold
- Council Tax Band C
- EPC Rating D