

HUNTERS[®]

HERE TO GET *you* THERE



Mill Place

Castleford, WF10 5LW

Offers In Excess Of £210,000



HUNTERS are pleased to bring to the for sale market this beautifully presented three storey, three bedroom town house. A wonderful home suitable for first time buyers or families alike. Situated in a popular area of Castleford, close to motorway links and public transport.

The property comprises of an entrance hall, leading to the kitchen, with staircase to the first floor accommodation and a ground floor WC. To the rear is a kitchen/diner fitted with wood effect wall and base units with grey work surfaces, incorporating a gas hob with extractor over and integrated oven. The 1½ bowl sink is situated beneath the window giving views of the garden. French doors give access to the garden.

To the first floor there is a living room and the third bedroom. The living room is bright and airy with ample space for furniture. The third bedroom with window to the front elevation.

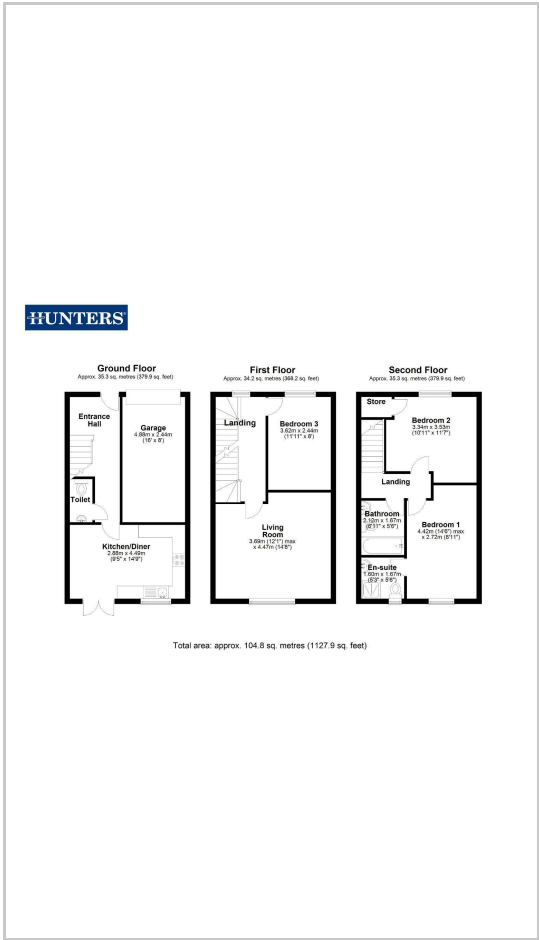
A landing and stairs give access to the main suite on the second floor. To the second floor there are a further 2 bedrooms, one with an ensuite, a family bathroom and storage cupboard. The main family bathroom has a modern design consisting of WC, hand wash basin, and bath with complimentary tiles to splashback areas. The master bedroom has the benefit of a good sized ensuite consisting of shower cubicle housing a shower,



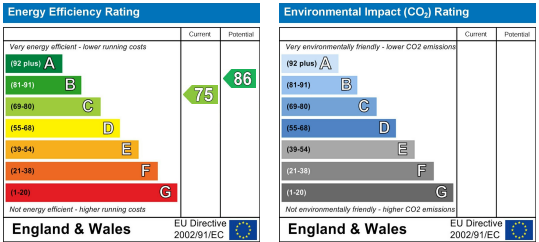
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.