

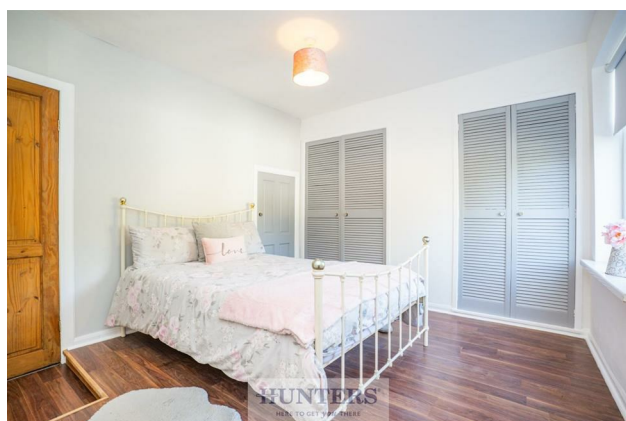
# HUNTERS®

HERE TO GET *you* THERE

**91 Hollin Hurst, Allerton Bywater, Castleford, WF10 2HY**

**Offers In Excess Of £170,000**

**Property Images**



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## Property Images



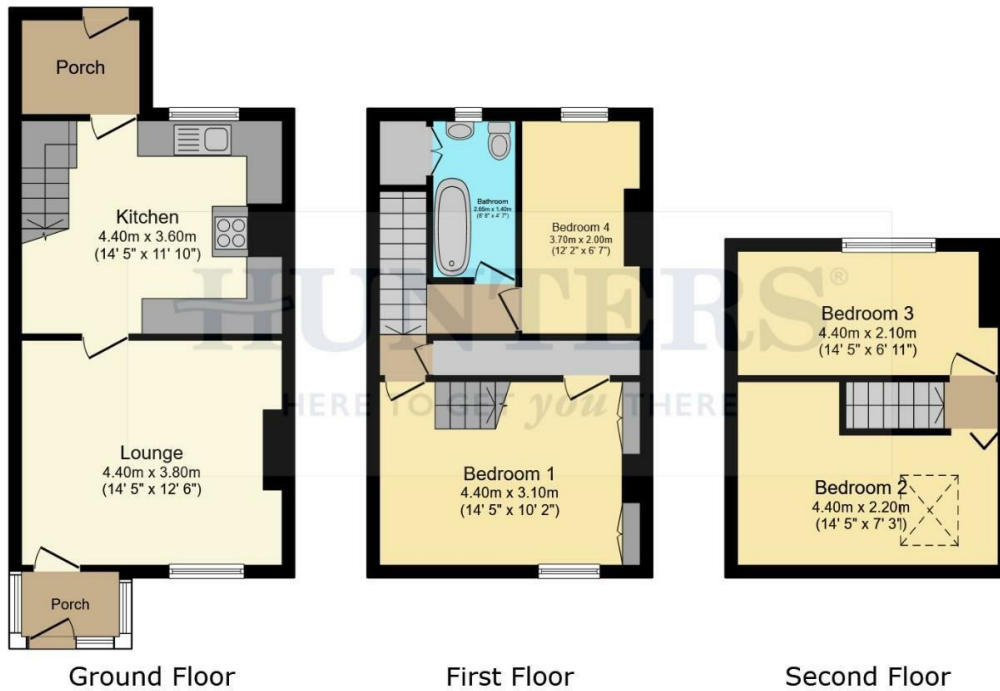
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## Property Images

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Total floor area: 94.7 sq.m. (1,019 sq.ft.)

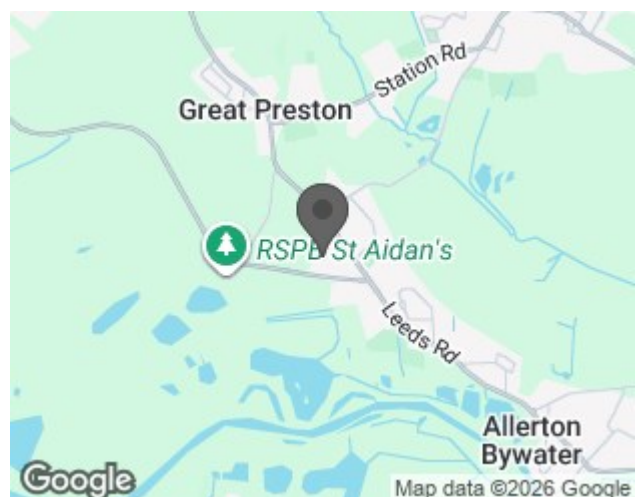
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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## EPC

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>61</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

## Map



## Details

Type: House - Mid Terrace Beds: 4 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

HUNTERS are delighted to introduce to the sales market this traditional mid terraced property located in Allerton Bywater. Briefly comprising; living room, kitchen, 4 bedrooms, and family bathroom. Viewing is absolutely essential to appreciate the space and style of property we have on offer.

#### THE SETTING:

The semi-rural village of Allerton Bywater offers the perfect balance of peaceful village life and effortless modern commuting. The area is surrounded by stunning green spaces, including the nearby RSPB St Aidan's Nature Reserve and tranquil riverbank walks along the River Aire. The village itself boasts strong local amenities, well-regarded primary schooling, and excellent transport links with easy access to the M62, A1(M), and M1, alongside nearby rail connections from Castleford into Leeds, Wakefield, and York.

#### THE PROPERTY:

Upon entering, you are welcomed into a bright and airy living room with large window and feature chimney breast wall leading through to a modern fitted kitchen with a range of wood effect base and wall units, chrome handles and wood effect worktops. There is space for a dining table/breakfast bar and a door that leads into a porch which gives access to the rear courtyard.

To the first floor, the property boasts two well proportioned bedrooms which have large windows which allow natural lighting to come in, they have ample space which is perfect for fitting bedroom furniture in. There is also a family bathroom with bath, handwash basin and wc.

To the second floor there are another two bedrooms which are spacious and complete with natural light from Velux-style skylights. This flexible space is perfectly suited for use as a home office, hobby room, dressing area, or additional storage.

It has all been recently decorated throughout which is neutral, which is perfect and ready to move into.

#### OUTSIDE SPACE:

To the front of the property a low maintenance courtyard providing a buffer from the street, there is on street parking and to the rear is a low maintenance enclosed courtyard perfect for enjoying the summer months.

**\*\*NO CHAIN\*\*MODERN THROUGHOUT\*\*SPACIOUS\*\***

## Features

• MID-TERRACE • MODERN KITCHEN • 4 GOOD SIZED BEDROOMS • CLOSE TO TRANSPORT LINKS AND ALL AMENITIES • ENCLOSED FRONT & REAR GARDEN • IDEAL STARTER HOME • NO CHAIN • EPC RATING TBC • COUNCIL TAX BAND A • FREEHOLD