

# HUNTERS®

HERE TO GET *you* THERE

**25 Stanley Street, Castleford, WF10 4LW**

**Offers In Excess Of £160,000**

**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

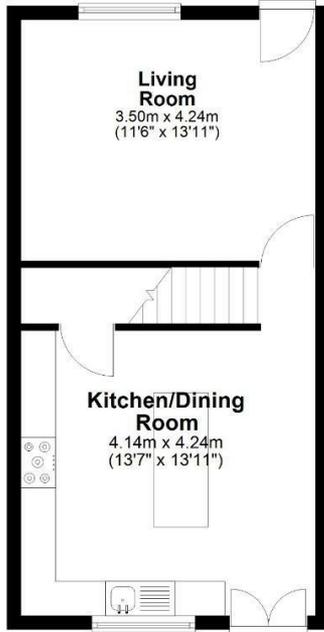
HERE TO GET *you* THERE

## Property Images



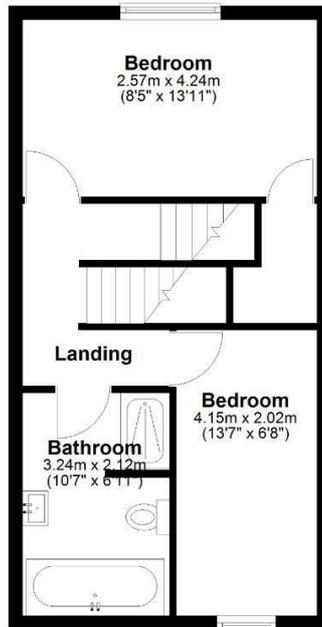
### Ground Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



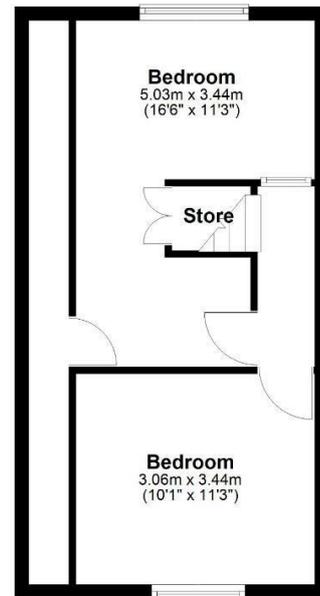
### First Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



### Second Floor

Approx. 33.7 sq. metres (362.7 sq. feet)

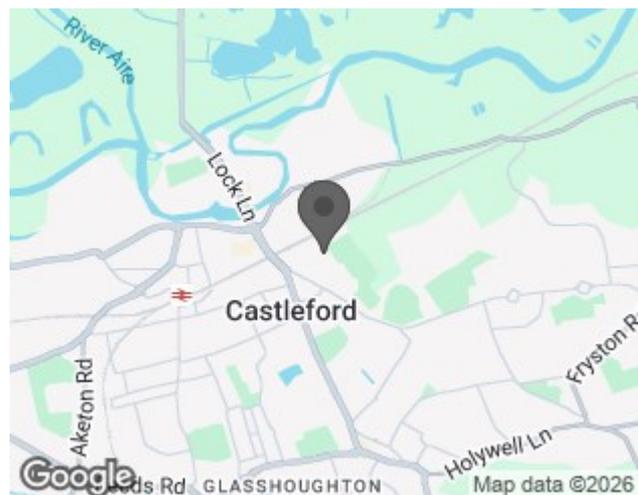


Total area: approx. 107.1 sq. metres (1152.5 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(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 - Terraced Beds: 4 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

#### THE SETTING:

Castleford is a bustling market town with lots to offer. The centre is home to many amenities, including the Castleford Tigers Rugby stadium, for sports fans. The public transport networks provide access to the neighbouring cities of Leeds and York within as little as 25 minutes, and the A1(m) and M62 motorway links are on the doorstep for those wishing to commute. Castleford has lots of primary and secondary schools, and just outside the town, within a short drive, you can be in the countryside at the nearby Fairburn Ings Nature Reserve. Stanley Street itself is within walking distance of the town centre and railway station, and it's ideally positioned for first-time buyers and young families to get to work and school easily, which makes it such a popular place to live.

#### THE PROPERTY

Upon entering the property, you are greeted by the living room, which is spacious, allowing space for a good-sized sofa and storage cabinets. This room also benefits from a front-facing window, providing ample natural light. Continuing through the property to the kitchen diner, this space benefits from white high gloss base and wall units, accommodating a large cooker and a washing machine or dryer and features an island. This kitchen/diner fits a 4-6 seater dining table. You can also access the garden from the kitchen via the patio doors, which allows for natural lighting.

On the first floor of this property is a double bedroom which fits in a double bed, a wardrobe and drawers for storage and is decorated with wood-like flooring. The second bedroom could be an ideal space for an office, playroom, etc. Lastly, on the first floor is the four-piece family bathroom comprising a bath, a standing shower, a wash basin and a WC.

On the second floor are two further really good-sized bedrooms; one is currently used as a dressing room with multiple large wardrobes, and the other fits a double bed and comes with a large storage cupboard, ideal for keeping spare bedding and towels, etc.

#### OUTSIDE SPACE:

At the rear of this property is a good-sized, low-maintenance garden with a small decking area and a shed ideal for storing garden furniture.

This property is waiting for a new first-time buyer, a young family, or an investment landlord to buy it! Call our office today to arrange a viewing.

HUNTERS are delighted to introduce to the market this four-bedroom mid terraced property situated near the town centre on the very popular Stanley Street. Briefly comprising: Living room, kitchen/diner, four bedrooms, four-piece family bathroom and a good-sized garden.

Viewing is essential to appreciate the space and style of the property on offer.

## Features

• 4 BEDROOMS • KITCHEN DINER • GOOD SIZED GARDEN • SOUGHT AFTER LOCATION • 3 STOREY PROPERTY • ATTENTION LANDLORDS AND FIRST TIME BUYERS • VIEWING ESSENTIAL • FREEHOLD • EPC RATING C • COUNCIL TAX BAND A