

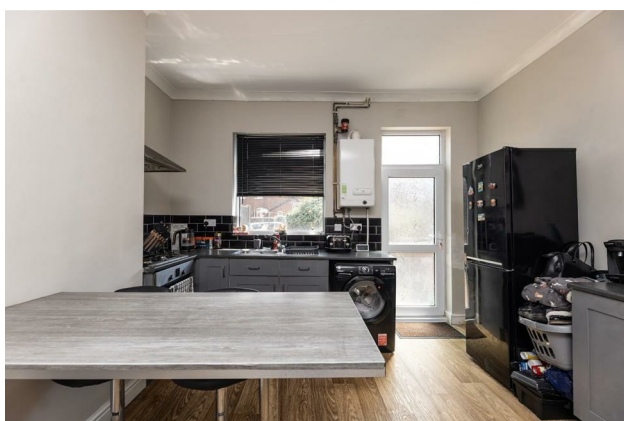
HUNTERS®

HERE TO GET *you* THERE

39 Ambler Street, Castleford, WF10 4EB

Offers Over £120,000

Property Images



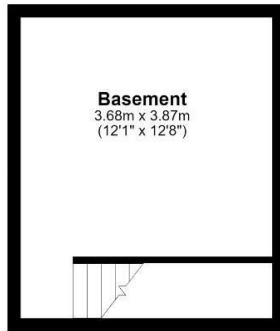
Property Images



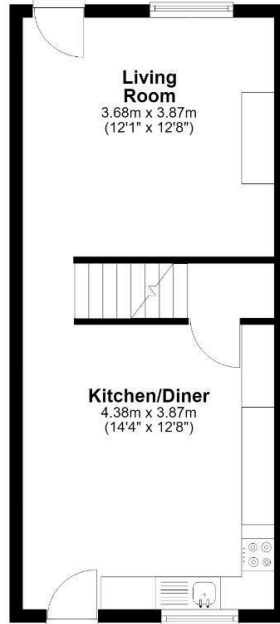
Floorplan



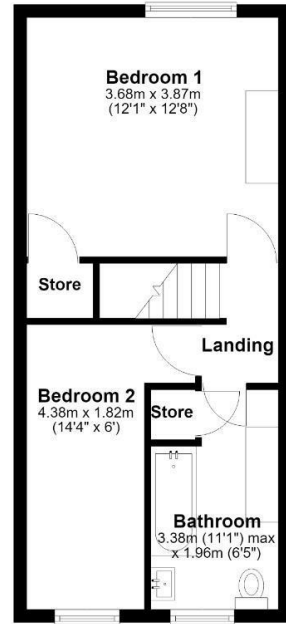
Basement
Approx. 17.9 sq. metres (192.6 sq. feet)



Ground Floor
Approx. 35.2 sq. metres (379.2 sq. feet)



First Floor
Approx. 35.2 sq. metres (379.1 sq. feet)

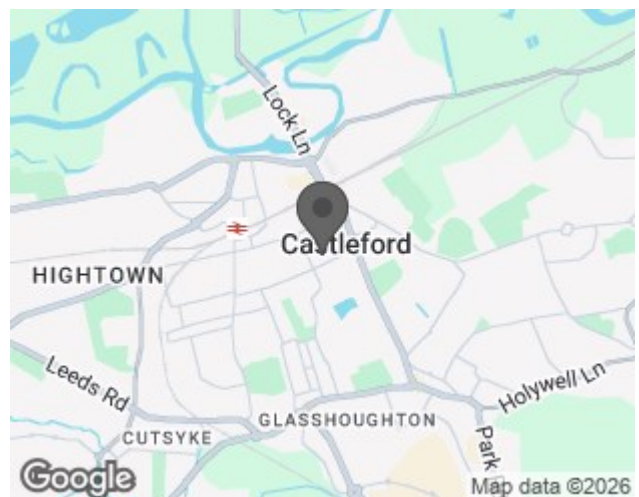


Total area: approx. 88.3 sq. metres (950.8 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Reception: 1
Tenure: Freehold

THE SETTING:

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

THE PROPERTY:

As you walk in you're greeted with a spacious living room with large window allowing for lots of light, ample space for furniture and feature chimney breast wall with fireplace. The staircase to the first floor runs up the middle of the property and the kitchen diner is to the rear of the property. The kitchen space features a range of modern shaker style base and wall units in a painted anthracite grey with modern handles. There are spaces for appliances and integral oven and hob then complimentary worktops and tiling. There is ample space for family dining table but there is also a handy breakfast bar ideal for dining. Access to the basement is via the kitchen and is excellent for extra storage. Upstairs are 2 bedrooms and the family bathroom. The master bedroom is a really great size and would comfortably fit a double bed and wardrobes, there is also a very handy storage cupboard. The second bedroom is a generous single with ample space. The family bathroom features a modern white 3 piece suite with Whirlpool style bath, shower, handwash basin, wc and complimentary stylish floor to ceiling tiles. In summary this property is ready to move into and has lots to offer a potential buyer.

OUTSIDE SPACE:

To the front of the property is on street parking and to the rear is an enclosed courtyard perfect for dining al fresco during the summer months. The rear benefits from an outbuilding great for storage.

In summary this property really does have so much to offer. Viewing is essential so please call us to arrange a date and time!

Features

• PERFECT STARTER HOME • ATTENTION FIRST TIME BUYERS • GREAT LOCATION CLOSE TO TOWN • 2 GOOD SIZED BEDROOMS • MODERN KITCHEN AND BATHROOM • ENCLOSED REAR YARD • SPACIOUS • COUNCIL TAX BAND A • EPC RATING B • FREEHOLD



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