

# HUNTERS®

HERE TO GET *you* THERE

**55 Manor Grove, Castleford, WF10 4PG**

**Offers In The Region Of £160,000**

**Property Images**



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## Property Images



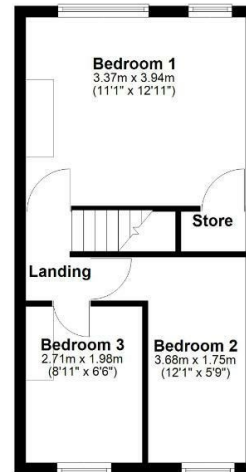
## Floorplan



**Ground Floor**  
Approx. 39.1 sq. metres (420.5 sq. feet)



**First Floor**  
Approx. 31.4 sq. metres (337.9 sq. feet)



Total area: approx. 70.5 sq. metres (758.4 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                                   |  | 54                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

#### THE SETTING:

Manor Grove is one of the quiet streets off the main Leeds Road in Glasshoughton. The location is absolutely perfect for access to the neighbouring towns of Pontefract and Castleford but Glasshoughton itself has plenty of amenities on the doorstep including supermarkets, shops, pubs, restaurants and schools. Local train stations provide access into Wakefield, Leeds and York and there are motorway links within very easy reach. Manor Grove itself is a street with well maintained terraced properties and this one is perfectly tucked away at the end overlooking the fields.

#### THE PROPERTY:

As you enter this property you immediately feel at home, you're welcomed with a living room featuring a gas fire set in a beautiful ornate fireplace, large window allowing for lots of natural light, high ceilings with coving surrounding and ample space for a couple of sofas, tv stand and coffee table. The staircase runs up the middle of the property and to the rear is a spacious kitchen diner. The kitchen benefits from a wide range of base and wall units with ivory shaker style doors and modern chrome handles, there are built in appliances including, dishwasher, oven and induction hob, space and plumbing for a washing machine within one of the units and a ceramic basin and drainer gives the kitchen a country feel. There is space for a 4-6 dining table perfect for hosting family meals and a pantry cupboard with electricity ideal for storing a tall fridge freezer. Off the kitchen is a great utility space perfect for an extra fridge freezer and tumble dryer, there is also a storage cupboard great for housing shoes coats and bags. The family bathroom is located to the rear of the property and is absolutely immaculate. Fully tiled from floor to ceiling in a modern light beige the bathroom features a bath with shower over and corner chrome taps, a basin and wc set within a modern vanity unit excellent for storage and a stylish LED mirror. A UPVC door provides access out to the rear courtyard.

Upstairs the landing provides access to all 3 bedrooms, the master bedroom is generous in size and features 2 large windows and ample space for furniture, there is also a further storage cupboard. The second bedroom fits a double bed and has space for wardrobes and the third bedroom is a good sized single but would equally make a great space to work from home.

In summary this house has traditional features throughout including high ceilings, wooden doors and coving but the current owners have upgraded it over the years creating a contemporary home perfect for family living. It really needs to be viewed to be appreciated!

#### OUTSIDE SPACE:

To the front of the property is on street parking with permits provided by the local authority, and to the side of the property are further on street spaces to be used. To the rear of the property is a spacious walled courtyard fully paved creating a very low maintenance space to relax during the summer months. There is ample space for garden furniture, childrens garden toys and a bbq. There is a space separated off by a mature hedge ideal for storing your wheelie bins without then being in the garden. A wooden gate allows access to the side of the property and to the rear of the garden is a well maintained shed ideal for storing garden furniture and bikes.

## Features

- SPACIOUS 3 BEDROOM TRADITIONAL END TERRACED PROPERTY • GREAT LOCATION CLOSE TO AMENITIES • GOOD SIZED BEDROOMS • MODERN KITCHEN AND BATHROOM • UTILITY ROOM • ENCLOSED REAR COURTYARD WITH LARGE SHED • PERFECT STARTER HOME • FREEHOLD • EPC RATING E • COUNCIL TAX BAND A