

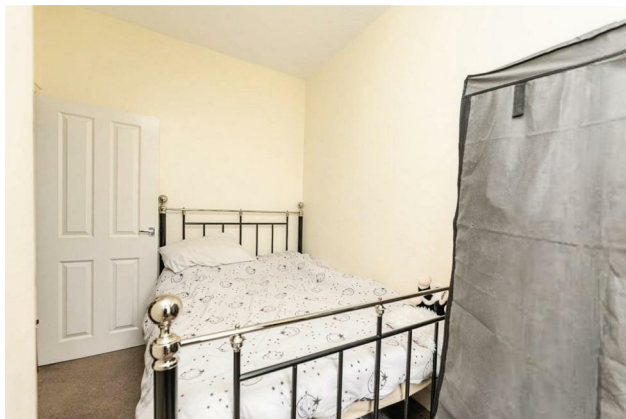
HUNTERS®

HERE TO GET *you* THERE

60 Briggs Avenue, Castleford, WF10 5BD

£140,000

Property Images



HUNTERS[®]

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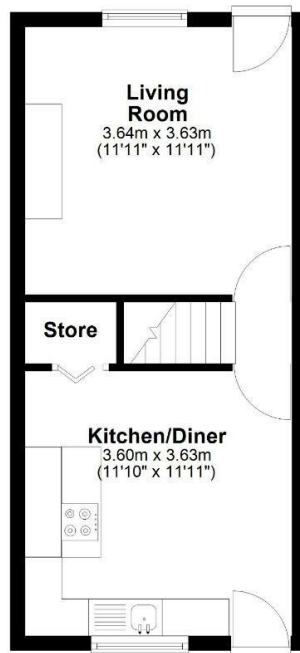
Property Images

Floorplan



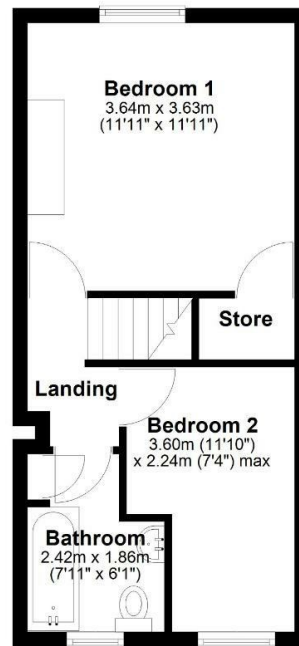
Ground Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.6 sq. feet)

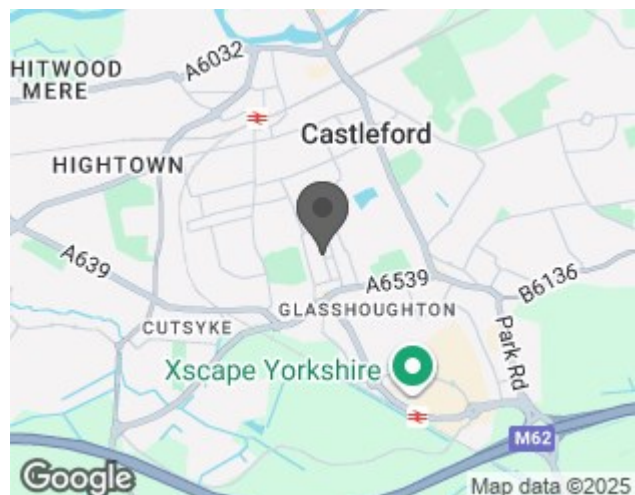


Total area: approx. 59.8 sq. metres (644.0 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Receptions: 1

Tenure: Freehold

HUNTERS are delighted to present to the market this two-bedroom mid terraced property, situated in the sought-after town of Castleford.

Briefly comprising; Living room, Kitchen/diner, two good-sized bedrooms, bathroom.

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

THE SETTING

Briggs Avenue is situated within a highly popular area in Castleford. Providing excellent access to local amenities such as Asda, Aldi, Lidl, Xscape activity centre, and Junction 32 shopping outlet, this property is truly in a great location. If you enjoy outside activities, there are parks and walking trails nearby. It is ideal for commuters, with nearby A1 and M62 motorway links, as well as direct train links to Leeds, York and a bus station in Castleford Centre. There are Primary schools, high schools, and Castleford College and New College Pontefract all within easy access, as well as eateries, bars, and shops.

THE PROPERTY

Upon entering the property, you are greeted with a spacious reception room with an electric modern fire and featuring a large front facing window providing ample light to the room. Moving through to the kitchen diner which has tiled flooring and a tiled splash back, it benefits from wall and base units and an integrated cooker and hood with plumbing for a washing machine. There is also space for a dining table which is great for family meals and hosting. Also in the kitchen has a storage cupboard perfect to store coats, bags and shoes

On the first floor of the property are two good-sized double bedrooms. The main double bedroom is spacious, featuring a front-facing window for natural lighting. It also includes a storage cupboard that can be used as a walk-in wardrobe or for storing spare bedding, towels, etc. The second double bedroom can be used for a variety of different options from a bedroom, home office or even a dressing room. Lastly, on the first floor of the property is a family bathroom comprising a bath with a shower over, wash basin and w/c.

The property benefits from gas fired central heating with a combination boiler, and double glazing.

Finally, the exterior of this property features a rear enclosed yard, perfect for relaxing after a long day or dining al fresco, benefiting from 2 brick outdoor buildings perfect for storage. In summary, this property provides versatile accommodation for professionals, young families, and buy-to-let landlords alike.

Features

- Mid Terraced • 2 Bedrooms • Kitchen/Diner • Can Be Sold Tenant in Situ • Close to Local Amenities • Ideal for First Time Buyers or Investors Alike • Enclosed Rear Garden • Council Tax Band A • EPC Rating C • Freehold