

# HUNTERS®

HERE TO GET *you* THERE

24 Wood Lane, Castleford, WF10 5PF

£140,000

Property Images



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Total area: approx. 95.9 sq. metres (1032.0 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(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 - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

HUNTERS are proud to introduce this new two-bedroom midterraced property on Wood Lane, situated in a sought-after location in Castleford, offering modern decor throughout. Briefly comprising; living room, dining room, kitchen, two good-sized bedrooms, and a three-piece family bathroom. Viewing is essential to appreciate the space and style of the property on offer.

#### THE SETTING:

Wood Lane is set within a popular street in Castleford. Providing excellent access to local amenities such as Asda, Aldi, Lidl, Xscape activity centre and Junction 32 shopping outlets, 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 the train and bus station in Castleford Centre. There are Primary schools, high schools and Castleford College within easy access, as well as eateries, bars, and shops.

#### THE PROPERTY

Upon entering this property, you are greeted with the dining room, which is perfect for hosting with family and friends, with enough space for an office area. However, if you don't need a dining room, you could make this into an office or playroom, etc. Moving through into the living room again is very spacious, featuring built-in storage cupboards ideal for extra storage space. The kitchen is decorated with wood-like flooring and countertops, white glossy walls and base units, and benefits from an integrated oven. On the first floor of this property are two good-sized bedrooms, the main bedroom decorated neutrally, fitting a double bed, plenty of space for drawers and a wardrobe, as well as featuring a large window providing ample lighting. The second bedroom is also very spacious, fitting a single bed, and is equipped with shelving for extra storage. Lastly, upstairs is the three-piece family bathroom, comprising a wash basin with storage below, ideal for additional products, a w/c, and a bath featuring an overhead shower.

On to the rear is a generous private, low-maintenance garden great for relaxing after a long day or dining al-fresco.

In summary, this property offers highly versatile accommodation for both professionals and young families.

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## Features

• MID TERRACE • 2 RECEPTION ROOMS • 2 GOOD SIZED BEDROOMS • REAR ENCLOSED GARDEN • CLOSE TO LOCAL AMENATIES • MODERN THROUGHOUT • SOUGHT AFTER LOCATION • FREEHOLD • EPC RATING D • COUNCIL TAX BAND A