

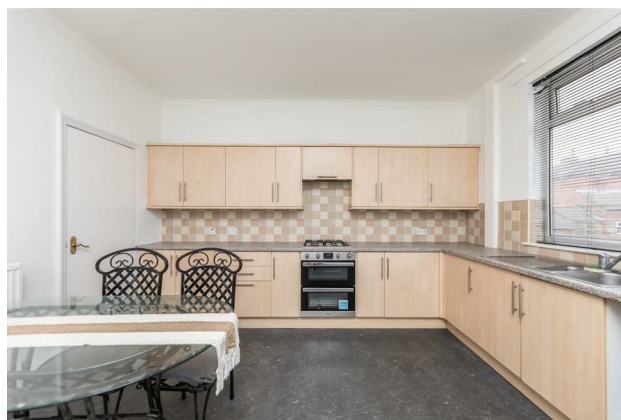
# HUNTERS®

HERE TO GET *you* THERE

**35 Nicholson Street, Castleford, WF10 5RJ**

**£130,000**

**Property Images**



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## Property Images





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## Floorplan

**HUNTERS®**

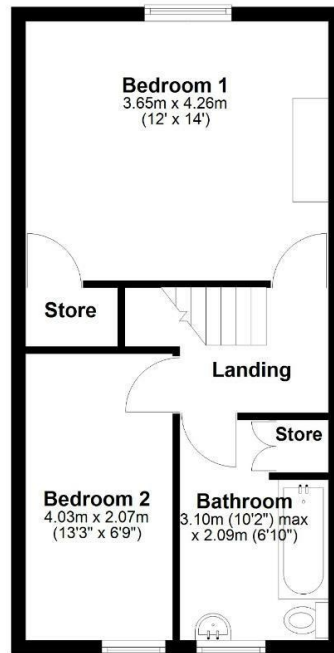
### Ground Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



### First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)

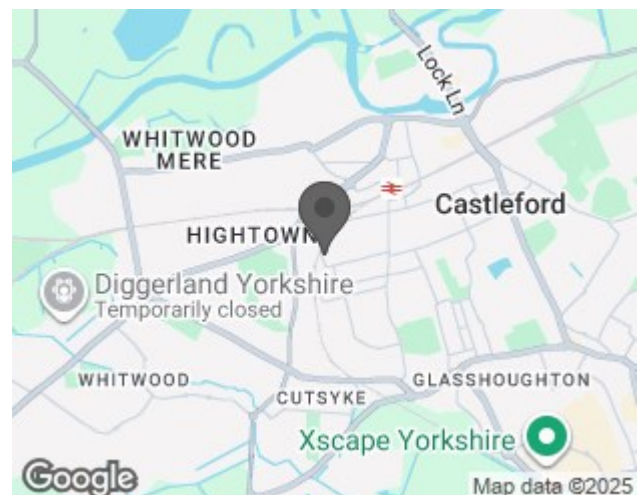


Total area: approx. 74.2 sq. metres (798.8 sq. feet)

## 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>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 62      | 78        |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 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 and Xscape is on the door step. The public transport networks allow access to the neighbouring cities of Leeds within as little as 25 minutes and York around 35 minutes. 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. Nicholson 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:

This home has been in the current owners family for years and has a really modern yet peaceful feel to it. 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. The dining kitchen is to the rear of the property and the kitchen space itself features a range of wood effect base and wall units with modern chrome handles. There are fitted appliances and complimentary worktops and tiling. There is ample space for a 4 seater family dining table and there are also further built in cupboards for extra storage. Access to the rear garden is via the kitchen.

Upstairs are 2 bedrooms and the family bathroom. The master bedroom is a really great size and would comfortably fit lots of furniture there is also a very handy storage cupboard. The second bedroom is a generous single room with ample space. The family bathroom features a modern white 3 piece suite with shower over bath and complimentary stylish tiles.

#### OUTSIDE SPACE:

To the front and side of the property is on street parking and to the rear is a good sized enclosed garden benefitting from a rear access gate as well as a shed situated at the bottom of the garden which is ideal for storage, garden tools etc and having a patio area and lawn area perfect for dining al fresco during the summer months and for children to play out.

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

• END TERRACE • TWO BEDROOMS • SPACIOUS  
THROUGHOUT • IDEAL FOR FIRST TIME BUYERS • ATTENTION BUY  
TO LET INVESTORS • SOUGHT AFTER LOCATION • ENCLOSED REAR  
GARDEN • FREEHOLD • EPC RATING D • COUNCIL TAX BAND A