

# HUNTERS®

HERE TO GET *you* THERE

**5 Dunniwood Drive, Castleford, WF10 5EW**

**Offers Over £325,000**

**Property Images**





## Property Images





## Property Images



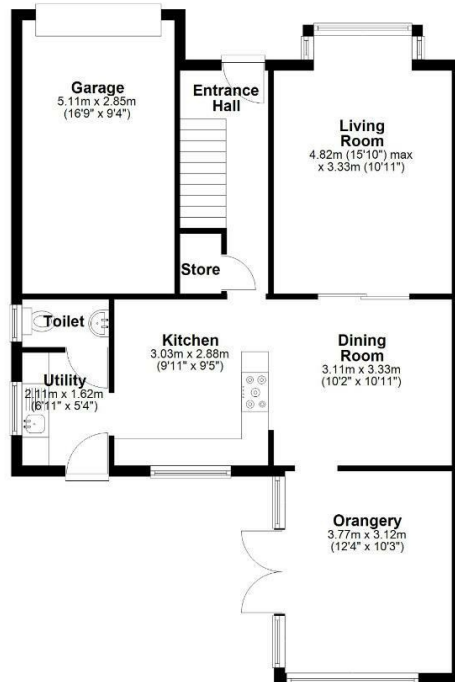
# HUNTERS®

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### Ground Floor

Approx. 75.0 sq. metres (806.8 sq. feet)



### First Floor

Approx. 58.3 sq. metres (628.0 sq. feet)

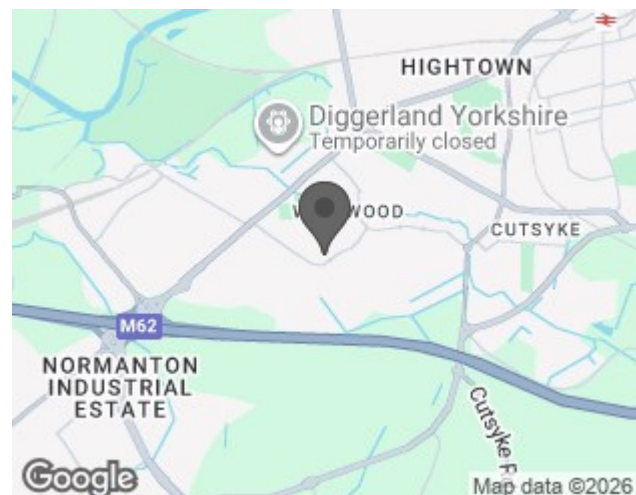


Total area: approx. 133.3 sq. metres (1434.8 sq. feet)

## 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>	72	80
(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		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2  
Tenure: Freehold

#### THE SETTING

Dunniwood Drive 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, direct train links to Leeds and York, and a bus station in Castleford Centre. There are nearby primary and high schools, 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 welcomed by a practical entrance hallway with understairs cupboard, ideal for storing coats, shoes, and bags. The hallway leads through to a generously sized open-plan family kitchen and dining room with neutral-coloured wall and base units, tiled splash-back, and integrated cooking appliances as well as an integrated dishwasher. The dining area comfortably accommodates a 4–6-seater dining table with space for a small bar or desk.

Adjoining the dining area is the living room, separated by glazed sliding doors that enhance the sense of space while offering flexibility for entertaining. The spacious living room offers ample room for a triple sofa and armchairs, as well as a dedicated space for a TV unit. This room benefits from a large bay window, providing excellent natural light, along with a feature wood-burning fireplace. Beyond the other side of the dining room is the orangery, a modern and inviting space featuring glossy tiled flooring, with comfortable space for two sofas and side units. Offering large windows, and a skylight, this bright and airy room is perfect for relaxing, particularly during the summer months, as well as the winter, benefiting from a large central heating radiator, with direct access to the garden through double patio doors.

The ground floor is completed by a separate utility room, providing space for a washing machine and tumble dryer, also housing the upgraded combi-boiler, with door access to the rear garden. Adjoining the utility room is a downstairs W/C.

To the first floor are four well-proportioned bedrooms. The main bedroom benefits from built-in wardrobes and an ensuite, comprising a shower, W/C, wash basin and large storage cupboard. The second bedroom is particularly spacious, with room for a double bed, desk, and additional storage. The third bedroom is also generously sized, accommodating a double bed, large wardrobes and a desk. The fourth bedroom is currently used as a home office but could also be used as a playroom or walk-in wardrobe. The family bathroom comprises a bath, WC, and wash basin.

#### THE OUTSIDE

To the front of the property is a good-sized driveway, buffer garden, and a garage with light and power, ideal for additional storage. To the rear is a well-maintained garden, accessible via the orangery, back door or side gate. The garden features a large patio area and artificial grass, making it low maintenance and ideal for outdoor enjoyment. The rear garden also offers access to an outside tap and electrical sockets.

In summary, this beautifully presented property would make an ideal family home. Viewing is highly recommended to fully appreciate the space and style on offer. Call us today to arrange your viewing.

HUNTERS are delighted to introduce this beautifully presented property to the market, situated on the popular street, Dunniwood Drive. Briefly comprising; entrance hallway, living room, kitchen, dining room, conservatory, four good-sized bedrooms, main bathroom, ensuite, and downstairs WC.

## Features

• FOUR BEDROOMS • DETACHED HOME • SPACIOUS  
THROUGHOUT • LARGE DRIVEWAY • ORANGERY • GOOD-SIZED  
GARDEN • CONSERVATORY • FREEHOLD • COUNCIL TAX BAND  
E • EPC RATING C