

# HUNTERS®

HERE TO GET *you* THERE

**2 Dalton Terrace, Castleford, WF10 5RA**

**£160,000**

**Property Images**





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## Property Images

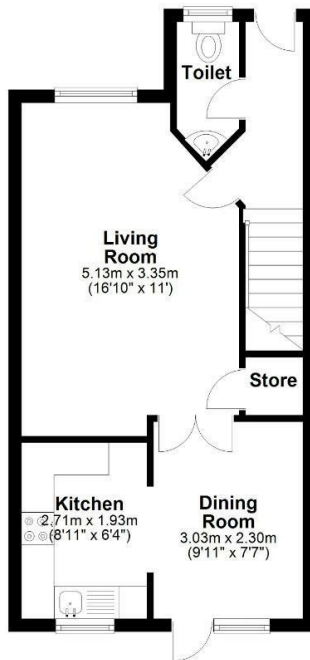


## Floorplan



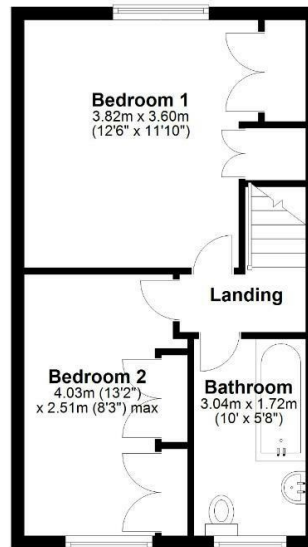
### Ground Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



### First Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



Total area: approx. 71.2 sq. metres (766.7 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

### Ground Floor

As you step inside, you're greeted by a spacious hallway that leads to a convenient downstairs W/C, a generously-sized living room, a storage room, a separate dining room, and a modernised kitchen.

The living room is bright and airy, featuring a large window that invites plenty of natural light. The living room also contains access to the under stairs storage space, fitted with lights and electric sockets. French doors open into the dining room, offering an easy flow between spaces. The dining area, with its own set of patio doors, provides a seamless connection to the rear enclosed garden, making it perfect for indoor-outdoor living. This space then opens to the modern kitchen, which is fitted with an array of sleek base and wall units, along with integrated gas cooking appliances.

### First Floor

On the first floor, a landing area leads to the master bedroom, a spacious retreat featuring built-in storage and large windows that allowing ample lighting. The second bedroom is equally spacious, with built-in storage and large windows that fill the room with light, providing a perfect second bedroom or home office. The family bathroom features a contemporary three-piece suite, full tiling from floor to ceiling, a towel radiator, and stylish complementary flooring. This floor also provides access to the loft, which can be accessed with fitted ladders, which has wiring for lighting and is boarded, ideal for storage.

### External Features

Externally, the rear enclosed garden is a real standout. With a decking area perfect for relaxing or entertaining, a neat lawn, and paved stones, the garden provides a fantastic outdoor space. Two practical storage sheds are also included, offering extra storage options.

At the front of the property, there is off-street parking, allowing parking for multiple vehicles, along with gated side access to the rear garden.

CALL THE OFFICE TODAY TO ARRANGE YOUR VIEWING.

## Features

• END TOWNHOUSE • 2 BEDROOMS • DOWNSTAIRS  
W/C • FREEHOLD • OFF-STREET PARKING • REAR ENCLOSED  
GARDEN • SPACIOUS AND MODERN THROUGHOUT • SOUGHT AFTER  
LOCATION • EPC RATING • COUNCIL TAX BAND B