

# HUNTERS®

HERE TO GET *you* THERE

**178 Wheldon Road, Castleford, WF10 2SJ**

**£180,000**

**Property Images**





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## Property Images



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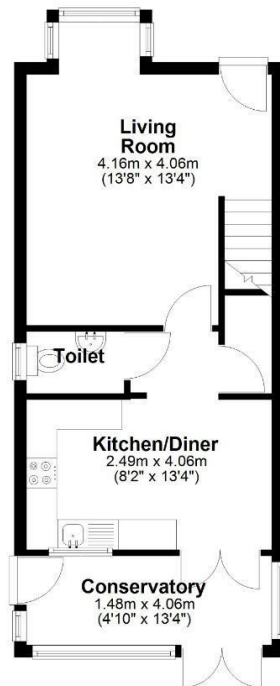
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## HUNTERS®

### Ground Floor

Approx. 41.7 sq. metres (448.5 sq. feet)




### First Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



Total area: approx. 73.4 sq. metres (790.2 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>86</b>	<b>87</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		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1  
Tenure: Freehold



HUNTERS are delighted to introduce to the market this modern semi-detached property situated in a very popular estate in Castleford. Briefly comprising: Living room, kitchen, dining room, downstairs w/c, conservatory, two good-sized bedrooms and family bathroom. Viewing is essential to appreciate the space and style of the property on offer.

#### THE SETTING

Positioned in the sought-after town of Castleford, Wheldon Road provides excellent access to local amenities such as the Xscape activity centre and Junction 32 shopping outlet. If you're into sports, the Castleford Tigers Rugby Ground is only a stone's throw away. This property is in a great location. 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 the property, you are greeted by the living room, featuring a bay window that provides extra light. This space could be used as a reading nook or cosy corner. The ground floor continues through to the downstairs W/C for your convenience. The kitchen diner features wall and base units as well as an integrated oven, providing a sleek and modern look. The kitchen also has ample space for a dining table, which is perfect for hosting gatherings and family meals. The kitchen also features French doors that lead to the conservatory, offering further versatile space.

The first floor of the property features the main bedroom, which has a storage cupboard that is great for hiding bags, coats, or shoes, or can be used as a built-in wardrobe to provide extra floor space. The second bedroom is ideal for an office space or a dressing room if you only need one room. It has fitted wardrobes with sliding doors. Lastly is the three-piece family bathroom comprising; bath, overhead shower, wash basin and w/c

#### THE OUTSIDE

To the front of this property is a double driveway that can fit multiple vehicles. To the rear of the property is a generous, low-maintenance garden accompanied by a summer house, great for relaxing after a long day or dining al fresco.

In summary, this property provides versatile accommodation for professionals, young families, and buy-to-let landlords alike.

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## Features

• 2 BED ROOMS • SEMI DETACHED • CONSERVATORY • KITCHEN DINER • 4 PIECE BATHROOM • DRIVE WAY FITTING MULTIPLE VEHICALS • SPACIOUS GARDEN • FREEHOLD • COUNCIL TAX BAND B • EPC RATING B