

# HUNTERS®

HERE TO GET *you* THERE

**Beamshaw Bungalow Front Street, Castleford, WF10 4QF**

**Asking Price £325,000**

**Property Images**



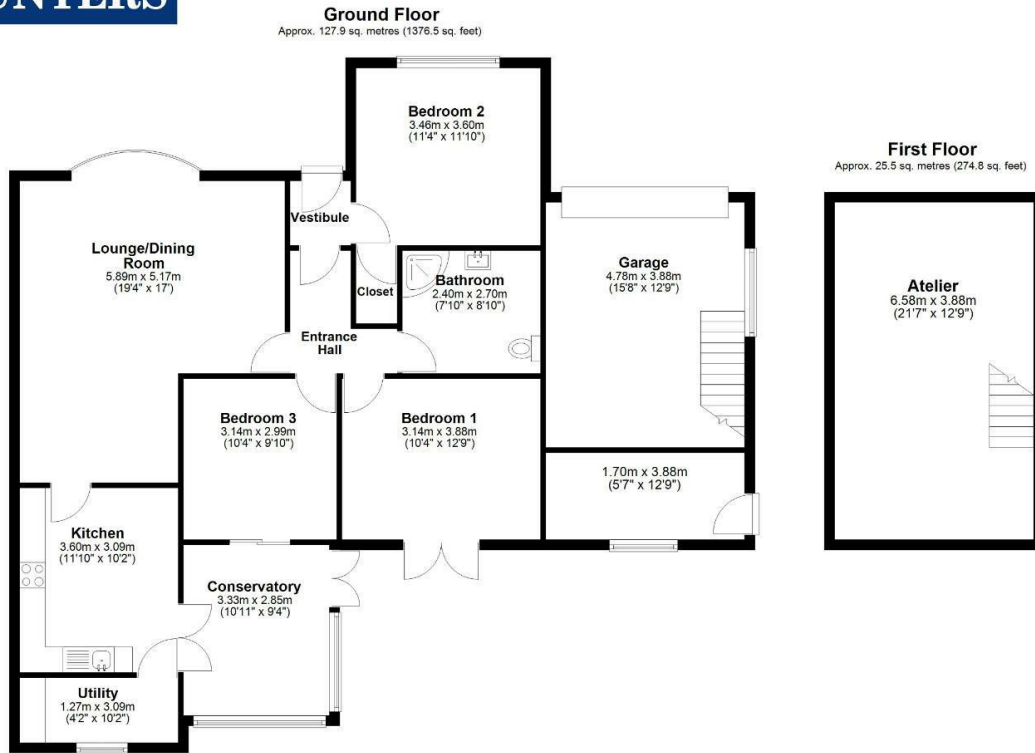
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## Property Images



## Floorplan



Total area: approx. 153.4 sq. metres (1651.3 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Map



## Details

Type: Bungalow - Detached Beds: 3 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

#### THE SETTING

Situated on Front Street in Castleford, this property enjoys a prime position with convenient access to an array of local amenities, such as shops, cafes and restaurants. The popular Xscape leisure complex and Junction 32 Outlet Shopping Village are both moments away, providing entertainment, dining, and retail options. Sports fans will appreciate the proximity to Castleford Tigers Rugby Ground, which is a short walk from the property. Commuters will find the location ideal, with easy access to major motorway networks via the nearby A1(M) and M62, as well as excellent public transport links from Castleford's train and bus stations.

#### THE PROPERTY

As you enter the home, you're greeted to an entrance hallway, perfect for storing shoes, coats and bags. To the right, you're presented with a bright and spacious lounge/dining room that has plenty of space for sofas, a coffee table, tv unit and dining table. This room also features a large front-facing bay window that allows for ample of natural light. Following through the property, the kitchen is to the rear, featuring modern wall and base units, an integrated induction hob and hand basin. Located off the kitchen is the conservatory and utility room. The conservatory offers a transition between indoor comfort and outdoor living, with full-height windows to maximize natural light and uninterrupted garden views; allowing for a bright and airy space all year round. Whilst the utility room is a great space for laundry, extra home storage or storing cleaning equipment.

All three bedrooms are well-proportioned. The main bedroom benefits from built in wardrobes, French doors leading to the rear garden and has a generous amount of room to fit a double bed and bedside tables. The second bedroom can fit a double bed, wardrobes and additional furniture. The third bedroom equally has room to house a double bed or can equally be used as an at-home office, library or multifunctional guest room. Lastly, the family bathroom serves the home with a walk-in shower, w/c and hand basin.

Additionally, on the first floor there's an Atelier. This space offers versatility for a range of lifestyle needs, to be used as a secluded creative studio or gaming snug; this flexible bonus room can adapt effortlessly to your lifestyle.

#### THE OUTSIDE

The outside of this home is a true highlight. Benefitting from a beautifully presented secure rear garden, this area is perfectly designed for outdoor seating and al fresco dining in the summer. To the front of the property is an integral garage, great for additional storage, and a driveway with parking for multiple vehicles.

## Features

- Detached Bungalow • Three Bedrooms • Conservatory • Utility Room • Garage • Great Location • Rear Garden • Freehold • Council Tax Band C • EPC Rating D