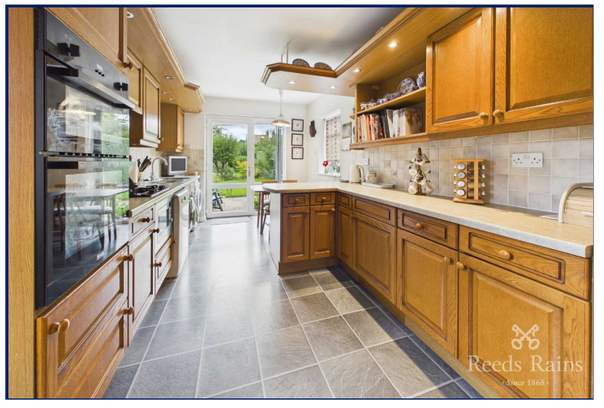


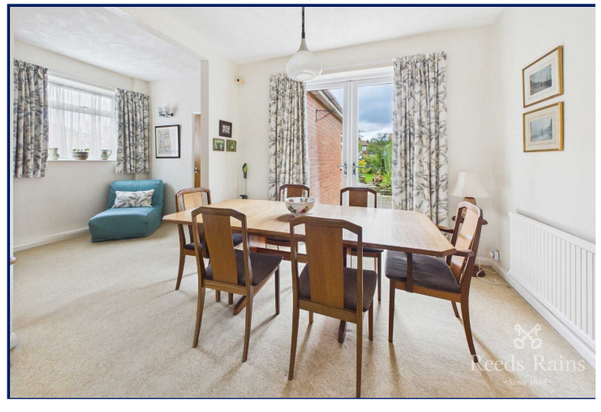


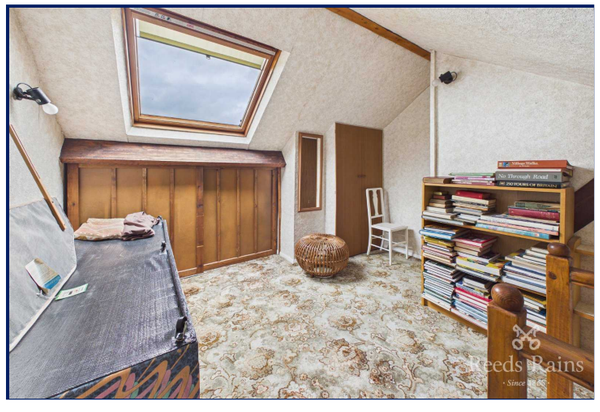












Hill Road, Castleford, West Yorkshire, WF10

Guide Price: £250,000-£260,000 Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Hill Road, Castleford, West Yorkshire, WF10

Guide Price: £250,000-£260,000 Freehold

Council Tax Band: C
EPC Rating: C

** Guide Price £250,000 - £260,000 ** NO CHAIN ** A fantastic extended property in a perfect location, offering bags of space inside and is set on a substantial plot which would appeal to a variety of buyers! Within walking distance to various amenities, great for commuters and within good school catchments. Don't miss out, call Reeds Rains NOW to book your viewing. Council Tax Band C

Main Description
Guide Price £250,000 - £260,000 We are pleased to offer to the market with no chain this beautiful and spacious traditional extended semi detached house set in fantastic sized gardens. The property has been well loved but needs a little updating and would be ideal for growing families being within good/outstanding OFSTED primary and secondary school catchments. It is close to local amenities and Castleford town centre and has great commuter links for bus, train and motorway networks. The property comprises of an entrance hallway, cloakroom, lounge, snug, dining room, dining kitchen, three bedrooms with additional space in the attic and bathroom and benefits from double glazing and both gas central heating and security systems. There is a garden to the front with a driveway offering ample off road parking which leads to a garage with double ended up and over doors. The rear garden is a good size, laid to lawn with a paved patio and pergola.

GROUND FLOOR

Entrance Hall
A double glazed composite door opens from the front aspect, an under stairs storage cupboard, a central heating radiator and a window overlooks the front aspect. Stairs lead to the first floor landing and doors lead to the cloakroom, snug and lounge.

Cloakroom
2'9" x 6'2" (0.84m x 1.88m)
Comprises of a low level WC and a pedestal wash basin. Part tiled walls, a central heating radiator and a window overlooks the side aspect.

Snug
7'4" x 8'8" (2.24m x 2.64m)
A window overlooks the side aspect. An opening leads to the dining room and a door leads to the dining kitchen.

Dining Room
11' x 8'10" (3.35m x 2.7m)
A central heating radiator and double glazed French doors open to the rear aspect. An opening leads to the lounge.

Lounge
11'11" (3.63) (Max) x 17'6" (5.33) (Into bay)
A gas fire inset to the chimney breast, a central heating radiator and a bay window overlooks the front aspect.

Dining Kitchen
9'3" x 19'1" (2.82m x 5.82m)
This lovely sized room is fitted with a range of wall and base units, a roll edge work surface with matching splash backs and a stainless steel twin bowl sink with a chrome effect mixer tap inset. A double electric oven, a gas hob and an integral microwave. Space for a fridge freezer, an integral freezer, plumbing for a dish washer, plumbing for a washing machine, tiled effect laminate flooring, a central heating radiator, a window overlooks the side aspect and a window and double glazed door open to the rear aspect.

FIRST FLOOR

Landing
A window overlooks the side aspect. Doors lead to the bedrooms and bathroom.

Bedroom One
11'3" (3.43) x 13'9" (4.2) (Into bay)
With fitted wardrobes, a central heating radiator and a bay window overlooks the front aspect.

Bedroom Two
10'10" x 12'5" (3.3m x 3.78m)
With fitted wardrobes and dresser, a central heating radiator and a window overlooks the rear aspect.

Bathroom
6'10" (Max) x 8'6" (2.08m (Max) x 2.6m)
Comprises of a low level WC, a vanity wash basin, a panelled bath and a shower cubicle with an electric shower over. Part tiled walls, a central heating radiator and a window overlooks the rear aspect.

Bedroom Three
7' x 8'9" (2.13m x 2.67m)
With access to the loft space, a central heating radiator and a window overlooks the front aspect.

Loft Space
11'6" x 16'11" maximum (3.5m x 5.16m maximum)
This fantastic space has fitted wardrobes, a good size storage cupboard, carpeted, a central heating radiator and a skylight window overlooks the rear aspect.



For full EPC please contact the branch.

Exterior
The front garden is enclosed with a side driveway offering ample off road parking that leads to a garage which has power and lighting and double ended up and over doors to be able to take a vehicle through to the garden. The rear garden is a good size, in parts, laid to lawn with planted borders, fruit trees, greenhouse, wood storage, paved patios and an outside tap.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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Laser Tape ClauseAll measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan ClauseMeasurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk