

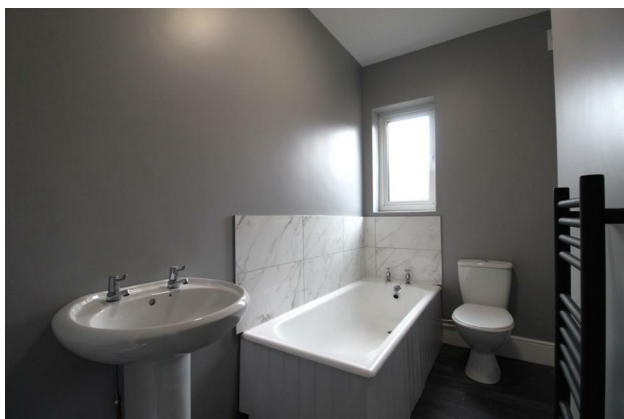
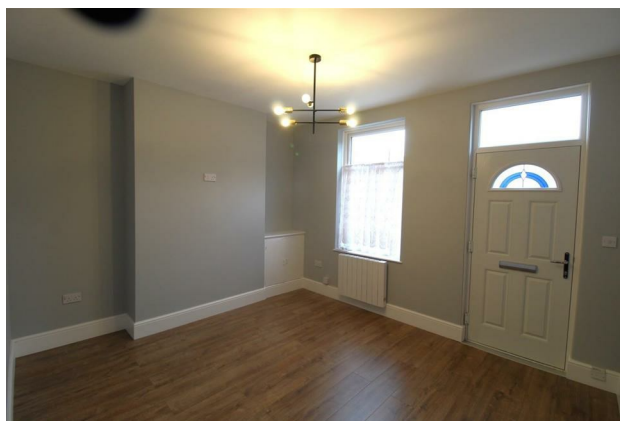
# HUNTERS®

HERE TO GET *you* THERE

**76 Glebe Street, Castleford, WF10 4AW**

**Offers Over £120,000**

**Property Images**

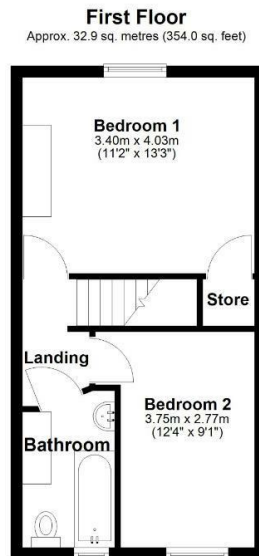


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## Property Images

## Floorplan

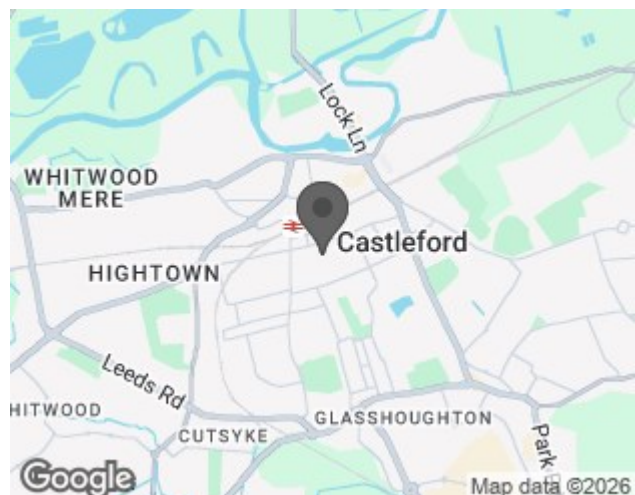


Total area: approx. 72.9 sq. metres (784.4 sq. feet)

## EPC

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         | <b>84</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<br>2002/91/EC |

## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 2 Receptions: 1  
Tenure: Freehold

HUNTERS are pleased to present to market this spacious two bedroom property, situated on Glebe Street, within easy reach of Castleford Town Centre. This property briefly comprises; two bedrooms, two bathrooms, kitchen/diner and living room. Viewing is essential to appreciate the space and style that this property offers.

#### THE SETTING:

Castleford is a vibrant market town that perfectly balances urban convenience with easy access to the great outdoors. Whether you're a sports enthusiast, a daily commuter, or a growing family, this location offers a high quality of life with everything you need right on your doorstep. Castleford offers exceptional transport links, you can reach the buzzing city centres of Leeds and York in as little as 25 minutes, With the A1(M) and M62 motorways incredibly close by. There's never a shortage of things to do in and around the town. If you're into sports, you can feel the local passion at the home of the Castleford Tigers Rugby League club or if you crave a slower pace, the stunning Fairburn Ings Nature Reserve is a short drive away, offering a peaceful escape into the Yorkshire countryside.

#### THE PROPERTY:

Upon entering, you are welcomed by a light-filled living room, with ample versatility for your furniture layout. At the heart of the home, a central staircase leads to the first floor, while the rear of the property opens into a stylish kitchen/diner. The kitchen features sleek, modern navy cabinetry paired with complementary worktops and high-quality integrated appliances, including an oven and induction hob. With generous space for a family dining table, it serves as an ideal setting for entertaining. Completing the ground floor is a freshly renovated shower room, designed for convenience.

The first floor hosts two well-proportioned bedrooms and a contemporary family bathroom. The master suite is a spacious room, offering ample space for a king-sized bed and freestanding wardrobes, along with the added benefit of a deep storage cupboard. The second bedroom is a versatile single room, which can equally be perfectly suited as a dressing room, nursery or dedicated home office. Serving both rooms is the family bathroom, featuring a bath, WC and wash basin; complimented with modern tiling.

#### OUTSIDE SPACE:

The property features convenient on-street parking to the front, while the rear reveals a private, fully enclosed yard. This secluded space serves perfectly for alfresco dining and summer entertaining.

## Features

- Two Generous Bedrooms • Two Bathrooms • Modern Kitchen & Bathroom • Great Location • Perfect For First-Time Buyers or Investors • Close To The City Centre • On Street Parking • Freehold • EPC Rating E • Council Tax Band A