



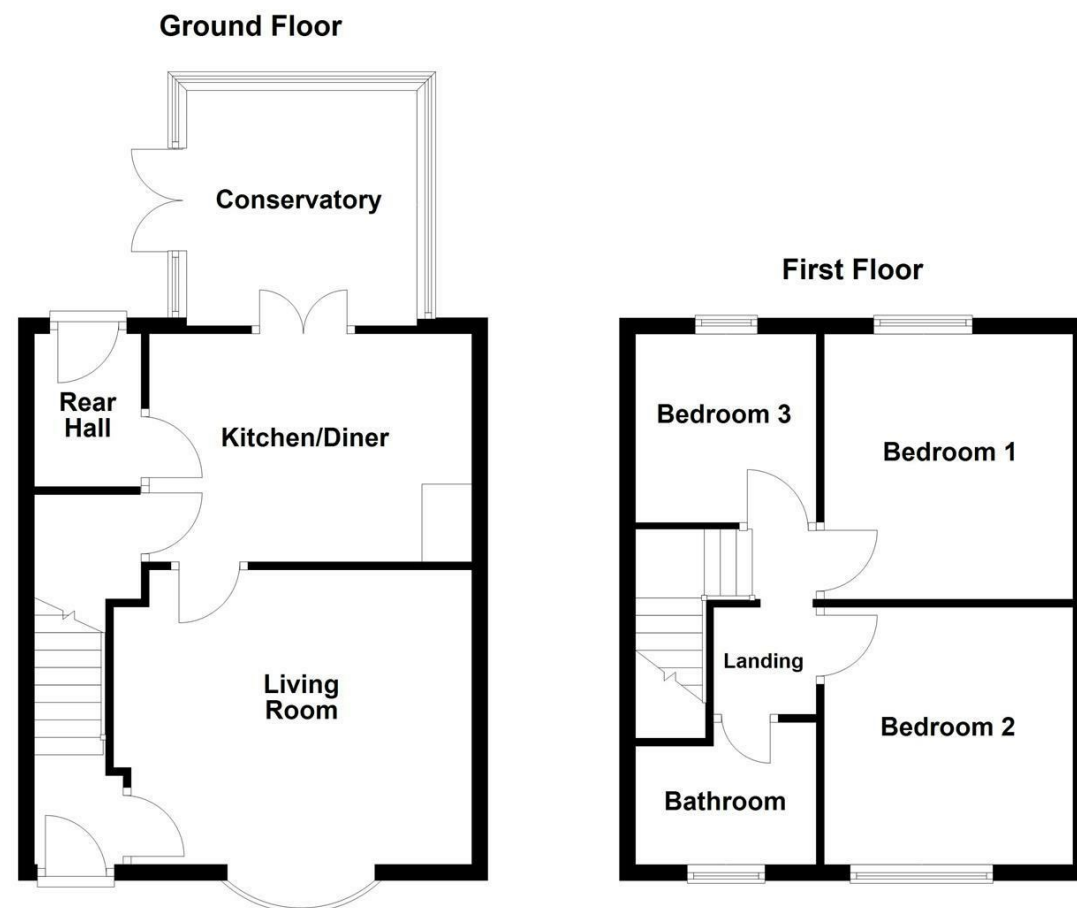
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8 The Mount, Castleford, WF10 3JN

For Sale Freehold Asking Price £150,000

Well presented throughout is this three bedroom end terraced property, offering well proportioned accommodation, off road parking and an enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room, which in turn leads through to the kitchen diner. The kitchen diner benefits from useful understairs storage and access to a rear hallway housing the boiler, with a door leading out to the garden. The kitchen also opens into a conservatory, providing additional living space and further access to the rear. To the first floor, the landing provides access to three well proportioned bedrooms and a modern fitted house bathroom. Bedroom two also benefits from loft access via a pull down ladder. Externally, the front of the property features planted borders with mature shrubs and a shared access driveway leading to a private paved parking space. The front garden is enclosed by timber fencing and double gates. To the rear, there is a raised decked seating area and paved patio, ideal for outdoor dining and entertaining, with steps leading down to a lawned garden. The garden also offers space for a garden shed and is fully enclosed by timber fencing, making it suitable for both pets and children.

The property is ideally located within the popular Airedale area of Castleford, close to local shops, schools and regular bus routes. Castleford town centre is only a short distance away and offers a wider range of amenities, together with two train stations providing links to Leeds, Sheffield and York. The M62 motorway network is also easily accessible, making it ideal for commuters. Nearby attractions include Xscape Yorkshire, Junction 32 Shopping Outlet and Pontefract Racecourse.

This property would make an ideal purchase for first time buyers, growing families or investors alike. Only a full internal inspection will fully appreciate all that this fantastic home has to offer. An early viewing is highly recommended.

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

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If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

Accessed via a frosted UPVC double glazed front entrance door, with central heating radiator, staircase leading to the first floor landing and door through to the living room.

LIVING ROOM

12'1" x 15'0" [3.7m x 4.58m]

UPVC double glazed bow window to the front elevation, central heating radiator, dado rail, coving to the ceiling and door leading through to the kitchen diner.



KITCHEN DINER

9'4" x 13'10" [2.85m x 4.23m]

Fitted with a range of wall and base units with laminate work surfaces, inset stainless steel sink with mixer tap, space for an

electric cooker, tiled splashbacks, stainless steel extractor hood and space for a fridge freezer. UPVC double glazed window overlooking the conservatory, double doors leading through to the conservatory and doors providing access to the understairs storage cupboard and rear hall.

REAR HALL

6'5" x 4'10" [1.98m x 1.48m]

Central heating radiator, UPVC double glazed door leading out to the rear garden and housing the Vaillant combi boiler.

CONSERVATORY

9'0" x 8'3" [2.76m x 2.53m]

Surrounded by UPVC double glazed windows with UPVC double glazed French doors leading out to the rear garden and central heating radiator.



FIRST FLOOR LANDING

Central heating radiator and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

11'4" x 10'2" [3.46m x 3.12m]

UPVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling and loft access via a pull down ladder.



BEDROOM TWO

10'8" x 10'2" [3.26m x 3.12m]

UPVC double glazed window to the front elevation, central heating radiator and coving to the ceiling.



BEDROOM THREE

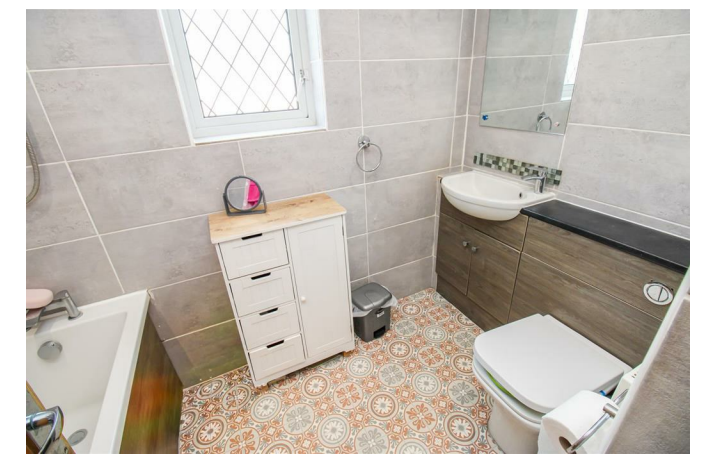
8'1" x 7'7" [2.47m x 2.32m]

UPVC double glazed window to the rear elevation, central heating radiator and coving to the ceiling.

BATHROOM/W.C.

8'3" x 5'5" [2.52m x 1.66m]

Fitted with a concealed system low flush WC, stylish wash basin set within a storage unit with mixer tap and a panel bath with mixer tap and electric shower attachment. Frosted UPVC double glazed window to the front elevation, central heating radiator, spotlights to the ceiling and full wall tiling.



OUTSIDE

To the front, the property enjoys a low maintenance garden with mature shrubs and trees, together with a shared access driveway leading to a private paved driveway providing off road parking for one vehicle and access to the front entrance door. To the rear, the garden incorporates both paved and raised patio seating areas, ideal for outdoor dining and entertaining, together with lawned sections and space for a garden shed. The garden is fully enclosed by a combination of walls and timber fencing, making it ideal for both pets and children.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.