



HODSONS



ASKING PRICE

**£214,995**

**Grove Street**

Castleford, WF10 1AR





This modern mid town house provides spacious living accommodation arranged over three floors. Briefly comprising, three large bedrooms, an open plan design to the ground floor. Ample parking to the front and a feature balcony. All within a very popular residential development. The South West facing rear garden, is lawned and has a decked entertainment area, there is also plenty of space for a BBQ. The garden is enclosed on all sides and very secure, ideal for pets and young children. Located within a most attractive development, situated alongside the River Calder with picturesque walks and expansive views of the local countryside with all convenient access to the amenities provided by Castleford Town Centre, where you can find a range of supermarkets, bars and restaurants. Rail links from the local train station take you directly into Leeds and Wakefield if wishing to commute to work, or for pleasure. Xscape and the Junction 32 Shopping Centre are both just a short drive away and with easy access to the M62, A1 and M1 motorway networks, your commuter links really could not be better. An ideal home for a modern family.

3



2



1







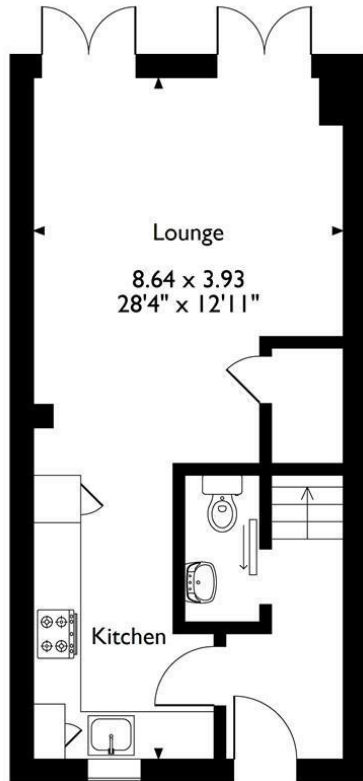




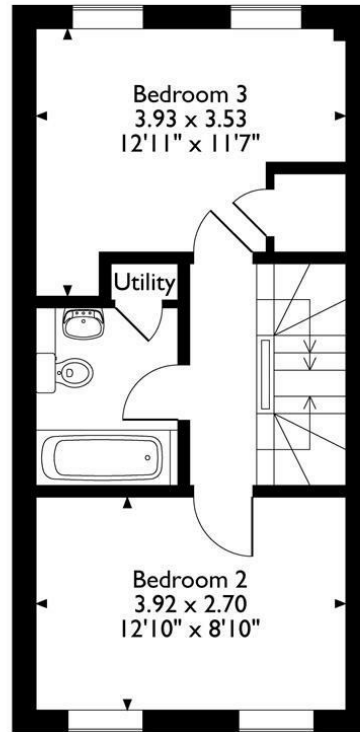




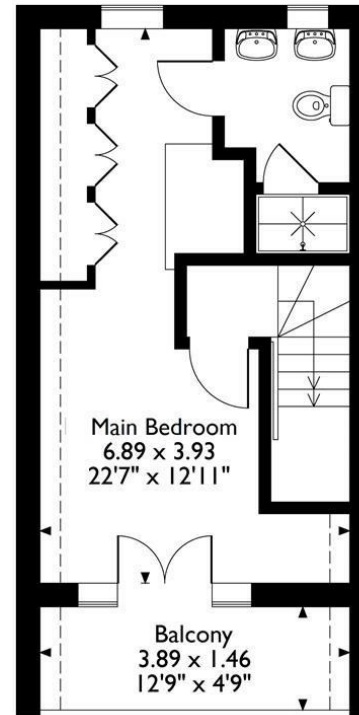
Grove Street, Castleford, West Yorkshire  
 Approximate Gross Internal Area  
 94 Sq M/1012 Sq Ft



**Ground Floor**



**First Floor**



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**LOCAL AUTHORITY**

Wakefield

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

37-39 George Street  
 Wakefield  
 West Yorkshire  
 WF1 1LX

**OFFICE DETAILS**

01924 200544  
 wakefield@hodsonsproperty.co.uk  
 www.hodsonsproperty.co.uk