



## Twivey Court, Castleford, WF10 5FD

Two Bedroom Flat	Modern Throughout
Ideal For First Time Buyers and Investments	PVCu Double Glazing
Gas Central Heating	Close To Local Amenities and Transport Links

**Offers Over: £70,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## **Twivey Court, Castleford, WF10 5FD**

Hunters are introducing to the market is this modern two bedroom flat located in Castleford. Briefly comprising an open plan kitchen, lounge and dining area, two bedrooms and a bathroom. The property also benefits an en-suite bathroom leading from the master bedroom, PVCu double glazing, gas central heating and close to local amenities and transport links.

Call Hunters Estate Agents on 01226 477155.

### **ENTRANCE HALL**

*1.30m (4' 3") x 3.99m (13' 1")*

Entering the flat into the entrance hall with fully fitted carpets and access to all rooms.

### **KITCHEN DINING ROOM**

*4.4m (14' 5") x 7m (23' 0")*

The kitchen is fitted with a range of modern wall and base units including an integral electric oven, a five ring gas hob with extractor fan over and an inset stainless steel sink and drainer with mixer tap over. Also with vinyl finished flooring, partially tiled walls, LED spot lighting to the ceiling and an elevated PVCu double glazed window. Leading into the lounge offers fully fitted carpets, two wall mounted radiators and an elevated PVCu double glazed window.



### **BATHROOM**

*3m (9' 10") x 1.5m (4' 11")*

The bathroom features a white three piece suite including a low flush WC, pedestal wash hand basin and a panel bath with shower over. Also with vinyl finished flooring, partially tiled walls, a wall mounted towel radiator, LED spot lighting to the ceiling and an elevated PVCu double glazed window.



### **MASTER BEDROOM**

*2.9m (9' 6") x 4.8m (15' 9")*

The master bedroom presents fully fitted carpets, an en-suite bathroom, a wall mounted radiator and an elevated PVCu double glazed window.



## EN-SUITE

2m (6' 7") x 2m (6' 7")

Leading from the master bedroom the en-suite bathroom comprises a low flush WC, pedestal wash hand basin and a step in cubicle shower. Also with partially tiled walls, a wall mounted towel radiator and vinyl finished flooring.



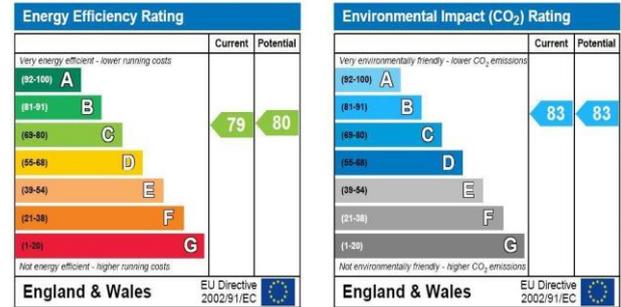
## SECOND BEDROOM

3.00m (9' 10") x 2.49m (8' 2")

The second bedroom offers fully fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.



## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## OPENING HOURS

Monday - Saturday: 8am until Late  
Sunday: Happy to arrange by appointment.

## THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.