

FOR SALE BY ONLINE AUCTION T & C's Apply

## 38 Hillcrest Rd, Townville, Castleford, West Yorkshire, WF10 3QX



A two bedroom detached bungalow occupying a good sized plot extending to approximately 0.049Ha (0.122acres) and offering scope for profitable improvement. The property is located in a popular and established residential area. Ideal for private individual or developer.

The accommodation with gas fired central heating; double glazing, low maintenance soffit and barge boards, cavity wall insulation briefly comprises reception Hall with paneled features, lounge, breakfast kitchen, two bedrooms, bathroom, private driveway serving detached garage and store, Front and rear gardens

The area is well served by local shops, schools and the town centre with further range of amenities lays approx 2.5 miles away. The property is situated within a few minutes travelling distance of the M62 and A1 giving excellent communication links to the areas major towns and cities. The town has a train station with others located at nearby Glasshoughton, Knottingley and Pontefract.

Leeds 18.4 miles, Manchester 54.4miles, Wakefield 12.6 miles , Doncaster 12.6 miles, Pontefract 4.2 miles

(All mileages are approximate) Gross Internal Floor Area Approx 72m2(776ft2)

**FOR SALE BY ONLINE AUCTION TERMS  
& CONDITIONS APPLY GUIDE PRICE**

**£175 000**

Gamston Wood  
Farm  
Upton, Retford  
Nottinghamshire  
DN22 0RB

t: 01777 717559  
m: 07540578530

e: [info@silcockandpartners.co.uk](mailto:info@silcockandpartners.co.uk)

[www.limeliving.co.uk](http://www.limeliving.co.uk)

**SILCOCK**  
& PARTNERS



## LOCATION

On leaving the town centre along Pontefract Rd (A6539) continue onto Front Street at the roundabout bear left onto Holywell Lane (B6136). Continue onto Sheepwalk Lane. Turn left into Hillcrest Avenue and follow the road onto Hillcrest Mount. Turn right onto Hillcrest Road and follow the road where the property will be found on the right hand side, identified by our sale board. The area is well served by local shops and schools. The town centre with range of amenities lays approx 2.5 miles away. The property is well situated within a few minutes travelling distance of the M62 and A1 giving excellent communication links to the areas major towns and cities. The town has a train station with other located at nearby Glasshoughton, Knottingley and Pontefract.

## ACCOMODATION

Upvc Front door

**Reception Hall**- Radiator, delph rack, original panelled features to walls, access to roof.

**Lounge** 4.27m (14') into bay window x 3.79m (12'5") - Modern tiled fireplace and open grate, bay window.. Glazed door with side partition and shelves leads into

**Breakfast Kitchen** 3.58m (11' 8") x 3.46m (11'4")  
Stainless steel single drainer sink unit set into worktops with cupboards and drawers below, brick fireplace, twin aspect Upvc double glazed windows with views over rear garden, coving. Glazed and panelled rear door.

**Bedroom One (Front)** 4.10m (13'5") into bay window 3.78m (12'4") max- Upvc double glazed Bay window, radiator.

**Bedroom Two (Rear)** 3.57m (11' 8") x 3.34m (10'11") -

UPVC double glazed window views over rear garden, radiator.

**Bathroom** 2.55m(8' 4") x 2.09m(6' 10")- pale blue suite comprising panelled bath , pedestal wash basin , low flush WC, tiled walls, built in cupboard housing Worcester combi gas boiler, radiator.

## Outside

The property has a private driveway serving detached brick built garage 5.05m (16'6") x 2.47m(8' 1") and store 1.91m(6' 3") x 1.24m (4' )-

## Gardens and grounds

The property occupies a good sized plot with small front garden with brick walling to the roadside. Rear gardens, greenhouse. The plot extends to approx 0.049Ha (0.122 acres)

## Tenure

The property is understood to be freehold.

## Services

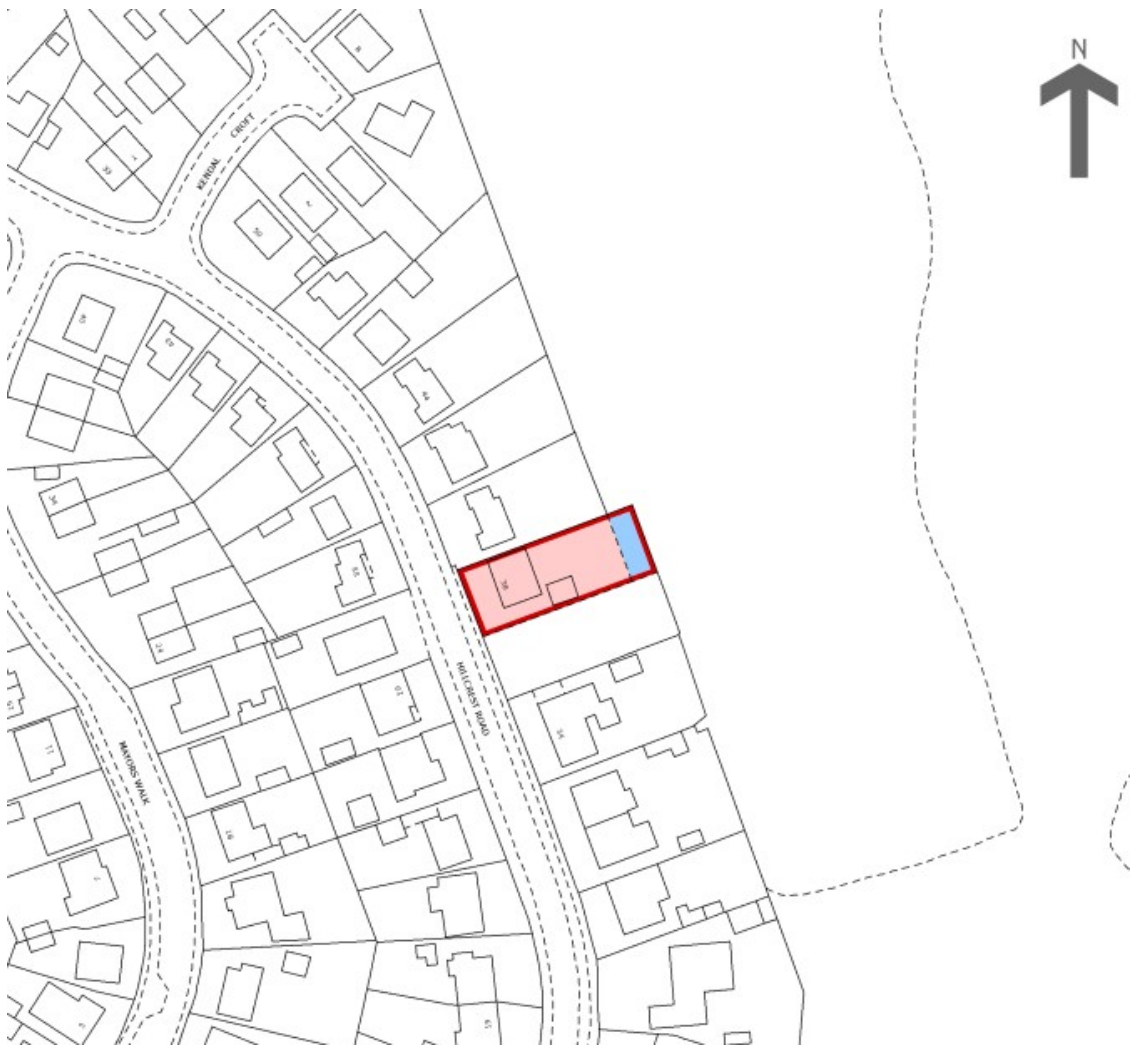
Mains, gas, water, electricity and drainage, are understood to be installed. Services have not been checked or tested and purchasers should make their own enquiries.

## Council Tax

Band C

## Viewing

Allocated Viewing Days will be undertaken and appointments can be booked by contacting the selling agents





## Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

### Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.