

Mike

**Dobson**



**42 Hoctun Close**

Glasshoughton, Castleford, WF10 4TF

**Chain Free £150,000**

# 42 Hoctun Close

**\*\*BEING OFFERED FOR SALE WITH NO ONWARD CHAIN\*\***

An opportunity has arisen to purchase a two-bedroom end town house tucked away at the head of a cul-de-sac location. The property is situated close to the Xscape, Junction 32 shopping centre, and the town centre of Castleford, train stations and the motorway network. The accommodation briefly comprises entrance hall, ground floor WC, lounge, dining kitchen, two double bedrooms to the first floor and bathroom/WC. In addition, the property has gas central heating, PVCu double glazing. Fire surround to lounge with inset electric fire, kitchen with built in oven, hob and extractor and French doors to rear garden. Externally the property has off road parking spaces for two cars to the front with an enclosed rear garden.

The property does require some updating and an early viewing is recommended.

Council tax band B



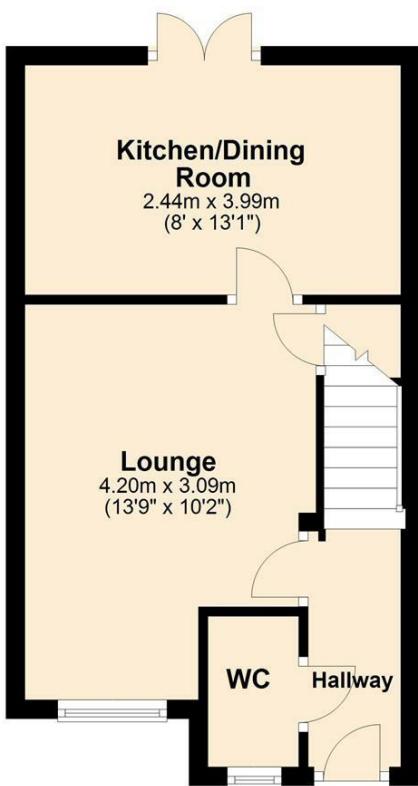
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## Floor Plan

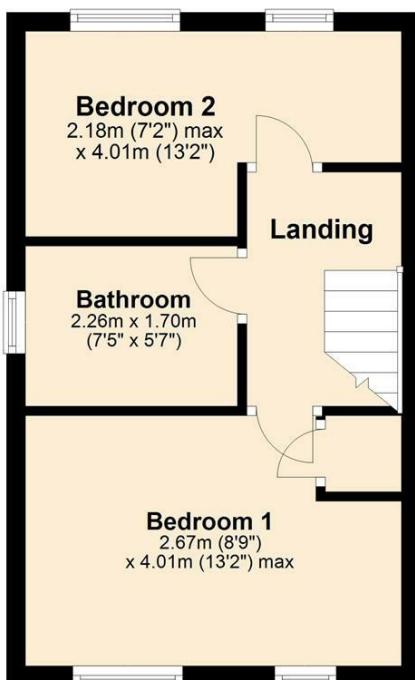
### Ground Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



### First Floor

Approx. 27.1 sq. metres (292.1 sq. feet)

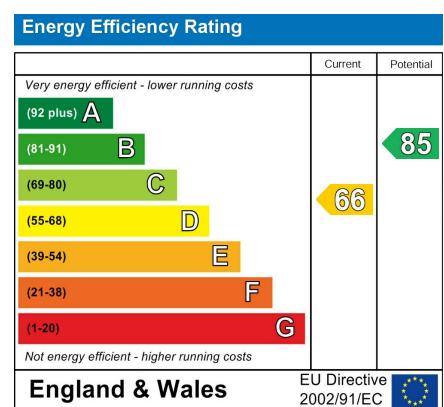


Total area: approx. 54.8 sq. metres (589.6 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Kippax office turn right onto the High Street past the Co-Op supermarket which becomes Longdike Lane and turn right at the traffic lights onto Barnsdale Road. Follow this road until the roundabout and take the second exit onto Bridge Street. At the next roundabout take the second exit onto Pontefract Road. Continue to the next roundabout taking your second exit onto Leeds Road. At the next roundabout take your first exit onto Colorado Way, then your first exit at the next roundabout onto Keystone Avenue, continuing around the bend and taking a left onto Lee Way, right onto Hoctun Close where the property can be located at the end of

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.