

SUBSTANTIAL FAMILY HOME WITH
COMMERCIAL YARD SPACE
FOR SALE

Vickers
carnley



Fairview, Marchant Street, Castleford, WF10 1NE



- Total site area 0.20 acres
- Presented to a high standard
- Modern dining kitchen
- 3 beds & 3 baths
- Commercial yard with outbuilding
- Located in an established industrial area
- Close to junction 31 & 32 of the M62 motorway

DESCRIPTION

This is a substantial detached family home which is extremely well presented throughout benefiting from 3 bedrooms all with en suites. The ground floor includes an impressive dining kitchen with quartz worktops, breakfast bar and space for an 'American style' fridge freezer and cooker. The kitchen opens out into a dining area by the bay window and living area.

A utility room is located off from the kitchen which includes a sink unit, plumbing for a washing machine and space for a dryer along with a spacious Wc.

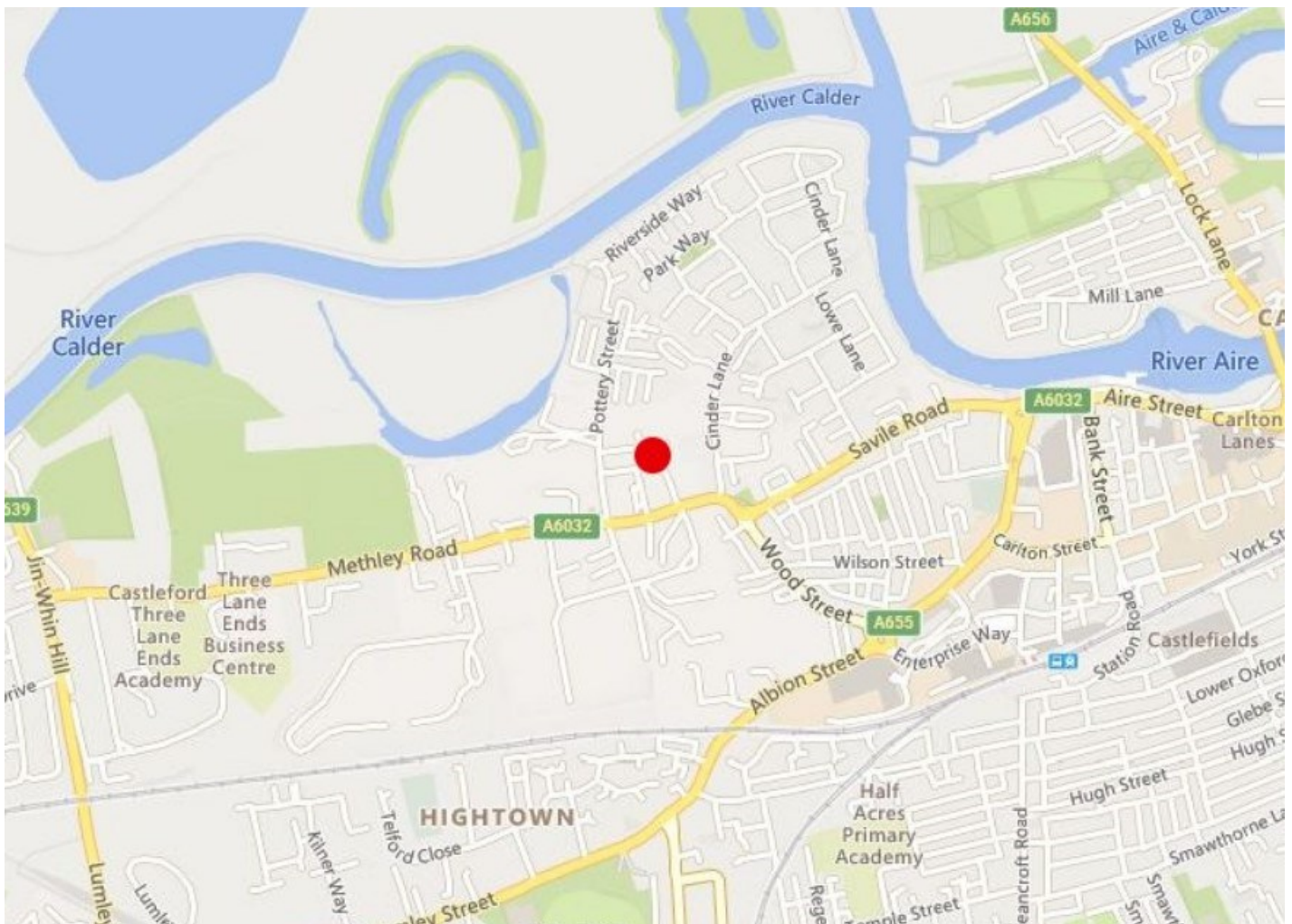
Double doors lead through into the living room which includes a bay window, feature fireplace and access through to the office.

The first floor includes 3 spacious double bedrooms all benefiting from 3 piece en-suites

Externally, the property includes a spacious commercial yard with two access points. The land includes a disused outbuilding which could be demolished or renovated. The site would suit a variety of uses subject to achieving the necessary planning consents. The site totals approximately 0.2 acres.

LOCATION

The property is located in an established industrial area off Methley Road providing good access to the M62 at either junction 31 or 32 and is of course convenient for Xscape and Junction 32 shopping centre.



Site area 0.2 acres



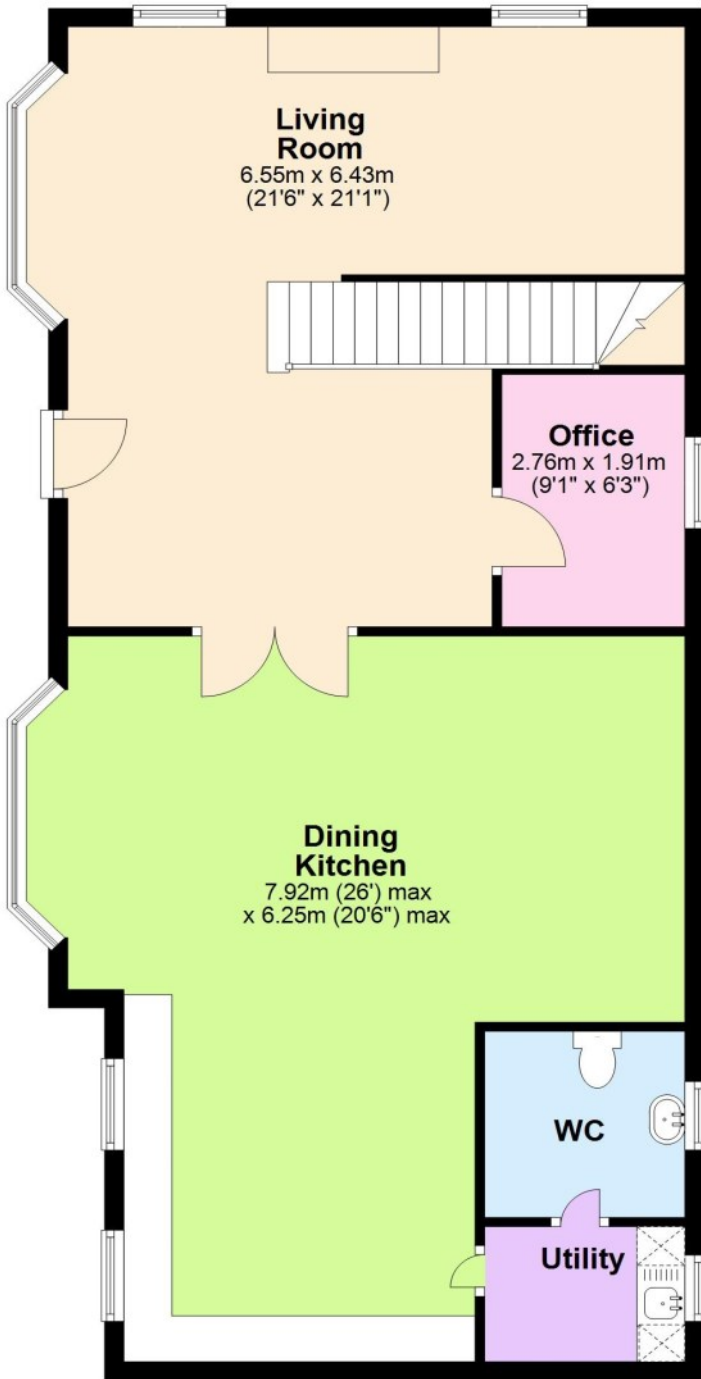
SUMMARY

PRICE	Offers Over £400,000
ACCOMODATION	Gross internal—1,958 sq ft
TENURE	Freehold
COUNCIL TAX	Wakefield MDC
VAT	Not applicable
Legal Fees	Each party is responsible for their own legal costs.
EPC	Awaiting assessment

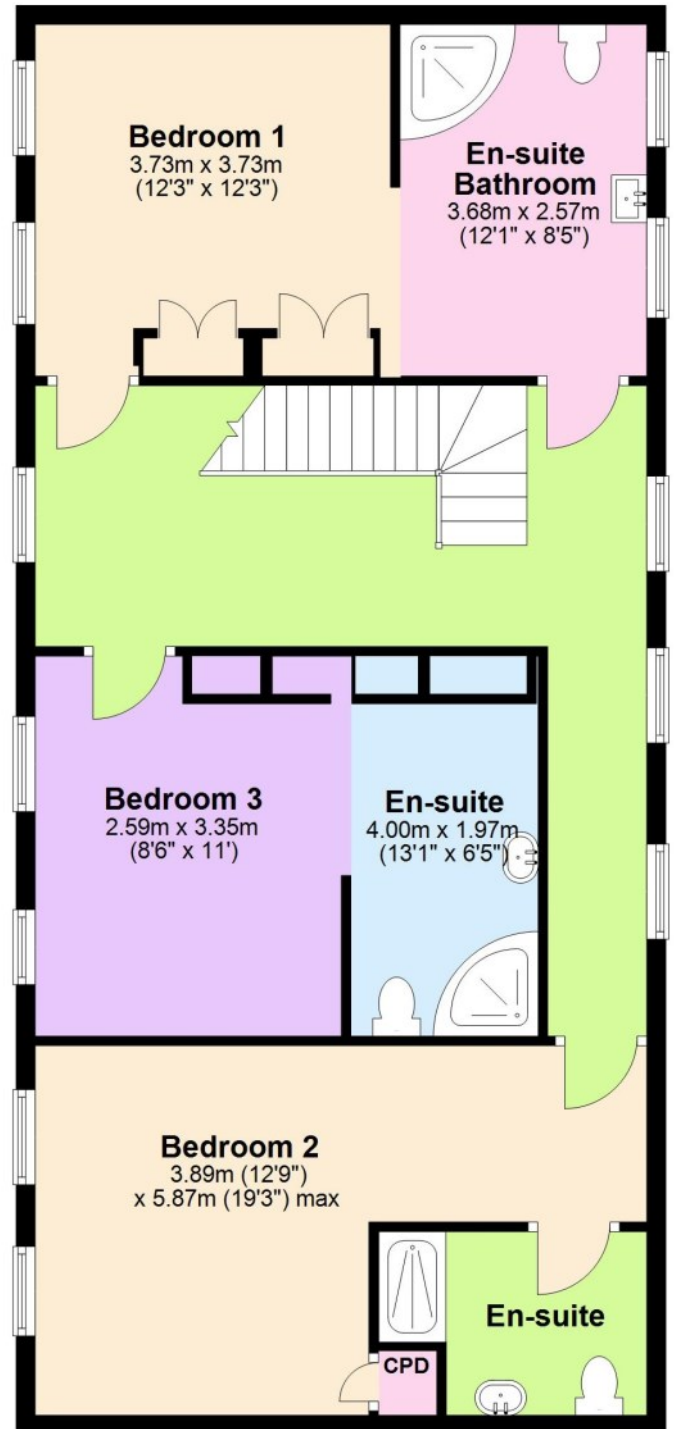
VIEWINGS & FURTHER ENQUIRIES

	Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk
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Ground Floor



First Floor





GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created June 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.