



Dawtrie Close, Castleford WF10 3ND

welcome to

Dawtrie Close, Castleford

IDEAL for the FIRST TIME BUYER or BUY TO LET investor, this TWO bedroom semi detached home offers fantastic potential! Having GARDENS to both the front and rear, this property is NOT TO BE MISSED! So if you're READY TO FLY THE NEST or ADD to your PROPERTY PORTFOLIO, call us to view!



Entrance Hall

Having an entrance door to the front aspect and a double glazed window also to the front. Gas central heating radiator and stairs to the first floor landing.

Lounge / Diner

10' 3" max x 19' 4" max (3.12m max x 5.89m max)

With a double glazed window to the front aspect and a double glazed window to the rear. Two gas central heating radiators.

Kitchen

6' 9" max x 9' 6" max (2.06m max x 2.90m max)

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, space for a cooker, and plumbing for a washing machine. Useful under stair storage cupboard, double glazed window to the rear, a door to the side aspect and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side and a gas central heating radiator.

Bedroom One

14' 6" max x 9' 8" max (4.42m max x 2.95m max)

Double glazed window to the front aspect and a gas central heating radiator.

Bedroom Two

10' 4" max x 9' 4" max (3.15m max x 2.84m max)

Double glazed window to the rear aspect, built in storage cupboard, and a gas central heating radiator.

House Bathroom

Fitted with a three piece bathroom suite which includes a bath with taps, a wash hand basin and a low level flush w.c. Part tiling, a gas central heating radiator and a double glazed window to the rear aspect.

Exterior

Set on a good size plot this home offers a garden to the front with low wall and fenced boundaries plus double gated access and some mature plants and shrubbery. To the rear is a further garden space with a lawn, mature plants and shrubbery and a coal shed to the side. The property is also fitted with CCTV to the front and side.



view this property online williamhbrown.co.uk/Property/CAF111848



welcome to

Dawtrie Close, Castleford

- Guide Price £120,000 - £130,000
- Semi Detached Home
- Two Double Bedrooms
- Lounge / Diner
- Gardens To Front & Rear

Tenure: Freehold EPC Rating: C

£120,000 - £130,000



view this property online williamhbrown.co.uk/Property/CAF111848



Property Ref:
CAF111848 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



williamhbrown.co.uk