



Smawthorne Lane, Castleford WF10 4ET

welcome to

Smawthorne Lane, Castleford

RECENTLY renovated throughout and READY TO MOVE IN, this mid terrace home is for sale with NO CHAIN! Having THREE bedrooms plus and ADDITIONAL LOFT ROOM this provides a FANTASTIC opportunity for a variety of buyers! Don't miss this, contact us TODAY! *** Guide Price £140,000 - £150,000 ***



Entrance Hall

Having an entrance hall to the front aspect, a gas central heating radiator and stairs to the first floor landing.

Lounge

11' 3" max x 12' 5" max (3.43m max x 3.78m max)
Having a double glazed window to the front aspect and a gas central heating radiator.

Dining Kitchen

14' 5" max x 10' 9" max (4.39m max x 3.28m max)
Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over, includes an electric oven with an electric hob, matching splash backs and a cooker hood over. Also includes a fitted breakfast bar, an under stair storage cupboard, double glazed window to the rear and a door also to the rear.

First Floor Landing

With stairs rising from the ground floor and having and having a loft access hatch.

Bedroom One

10' 9" max x 10' 6" max (3.28m max x 3.20m max)
Double glazed window to the rear and a gas central heating radiator.

Bedroom Two

15' 4" max x 7' 10" max (4.67m max x 2.39m max)
Double glazed window to the front and a gas central heating radiator.

Bedroom Three

6' 3" max x 8' 10" max (1.91m max x 2.69m max)
Double glazed window to the front and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with mixer tap and shower head attachment, a wash hand basin with vanity unit above and a low level flush w.c. Extractor fan, heated towel rail and a double glazed window to the rear.

Loft Room

11' max x 14' 7" max (3.35m max x 4.45m max)
Window to the rear.

Exterior

Externally the property has a pebble garden to the front aspect with fenced boundaries and single gated access, to the rear is an additional yard space with wall and fenced boundaries plus single gated access.



view this property online williamhbrown.co.uk/Property/CAF112383



welcome to

Smawthorne Lane, Castleford

- Guide Price £140,000 - £150,000
- Mid Terrace Home
- Three Bedrooms
- Additional Loft Room
- No Chain

Tenure: Freehold EPC Rating: D

guide price

£140,000 - £150,000



view this property online williamhbrown.co.uk/Property/CAF112383

Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112383 - 0007

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.



william h brown



01977 512628



castleford@williamhbrown.co.uk



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



williamhbrown.co.uk