

Linden Close, CASTLEFORD WF10 3QB

Not for marketing purposes INTERNAL USE ONLY

welcome to

Linden Close, CASTLEFORD

Guide Price £300,000 - £310,000*** This STUNNING three bedroom DETACHED family home is located in a SOUGHT AFTER street in Townville. Offering you ample downstairs space, a GREAT sized garden and a SUMMERHOUSE currently used as a GYM! DON'T MISS OUT call us to view on 01977 512628.













Through Lounge

23' 8" max x 10' 7" max (7.21m max x 3.23m max) Having a double glazed window to the front aspect, and double glazed French doors leading out to the rear garden. Feature fire place with electric fire and two gas central heating radiators.

Entrance Hall

Having a spacious entrance hall with a door to the front, a gas central heating radiator and stairs to the first floor landing.

Kitchen Diner

16' 6" max x 9' max (5.03m max x 2.74m max) Comprising of a fitted kitchen with a range of both wall and base units with complimentary granite work surfaces over. Includes a one and a half sink and drainer with mixer tap, an electric double oven, integrated microwave, electric hob and matching extractor over. Integrated dishwasher, , spotlights, double glazed windows to the rear and side and a double glazed door to the side aspect.

Second Reception Room

16' 5" max x 10' 7" max (5.00m max x 3.23m max) With a double glazed window to the front aspect, fitted wall mounted storage and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor, a double glazed window to the side and loft access.

Bedroom One

13' max x 10' 6" max (3.96m max x 3.20m max) Double glazed window to the front aspect, and a gas central heating radiator.

Bedroom Two

10' 6" max x 10' 5" max (3.20m max x 3.17m max) Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

8' 2" max x 6' 7" max (2.49m max x 2.01m max)



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

House Bathroom

Comprising of a three piece bathroom suite which includes a corner bath with taps and a shower over, a wash hand basin vanity unit and a w.c. Part tiled, spotlights and tiled flooring. Double glazed window to the rear.

Exterior

Externally the property has a buffer garden to the front with block paved double drive providing off street parking with wall boundary. To the rear is an enclosed tiered garden with astro turf, composite decked areas, a patio, shed and summerhouse currently used a a gym.

W.C & Utility Room

7' 4" max x 4' 6" max (2.24m max x 1.37m max) Equipped with a low level flush w.c, a wash hand basin with vanity unit. Wall and base units with plumbing for a washing machine and space for a tumble dryer, tiled flooring, part tiled walls, double glazed window to the side aspect, loft access which is fully boarded for storage.

Summerhouse

12' 9" max x 12' max (3.89m max x 3.66m max) With a double glazed window to the side, french doors to the front, providing power and light.



welcome to

Linden Close, CASTLEFORD

- Guide Price £300,000 £310,000
- Detached Family Home
- Three Bedrooms
- MODERN Kitchen & Bathroom
- Through Lounge With Dining Area

Tenure: Freehold EPC Rating: D

guide price

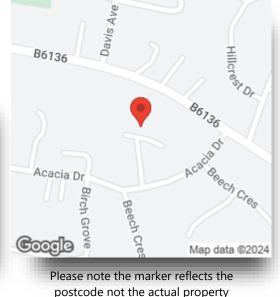
£300,000





check out more properties at williamhbrown.co.uk







Property Ref: CAF112563 - 0003 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.

castleford@williamhbrown.co.uk

01977 512628

10 Ban WF10 ⁻

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



williamhbrown.co.uk