

Walton Park Street, Castleford WF10 1BS



welcome to

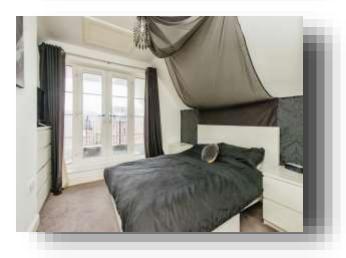
Walton Park Street, Castleford

NEED A BIGGER FAMILY HOME? At a Guide Price of £230,000 - £240,000 this IMPECCABLE home has accommodation over three floors and includes OPEN PLAN LIVING, a MASTER SUITE with a dressing are, OFF STREET PARKING and an enclosed REAR GARDEN!













Ground Floor

Entrance Hall

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

W.C

Fitted with a wash hand basin, a low level flush w.c and a gas central heating radiator.

Open Plan Living Area

28' 3" max x 12' 10" max (8.61m max x 3.91m max) Comprising of a modern 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, an electric oven with a gas hob, matching splash back and a cooker hood over. Also includes an integrated fridge freezer, and integrated dish washer, gas central heating boiler and a double glazed window to the front.

Two double glazed French doors are set to the rear aspect.

First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator.

Bedroom Two

11' 3" max x 12' 9" max (3.43m max x 3.89m max) With two double glazed windows to the rear aspect, a built in storage cupboard and a gas central heating radiator.

Bedroom Three

 8^{\prime} 10" max x 12' 9" max (2.69m max x 3.89m max) Having two double glazed windows to the front aspect and a gas central heating radiator.

House Bathroom

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Built in utility cupboard, a gas central heating radiator and a double glazed window to the side.

Second Floor

Landing

With stairs continuing from the first floor and having a gas central heating radiator.

Bedroom One

9' 3" max x 22' 4" max (2.82m max x 6.81m max) With two double glazed French doors leading out to a balcony, built in wardrobes, a gas central heating radiator and a double glazed window to the rear.

En-Suite

Consisting of a shower cubicle, two wash hand basins, a low level flush w.c, a gas central heating radiator and a double glazed window to the rear.

Exterior

Externally the property has a double driveway to the front while to the rear is an enclosed garden space with a patio seating area, an artificial lawn, power point and a garden shed.





welcome to

Walton Park Street, Castleford

- Guide Price £230,000 £240,000 .
- Semi Detached Home
- Three Double Bedrooms
- Master With En-Suite & Dressing Area
- **Open Plan Living** ٠

Tenure: Freehold EPC Rating: B

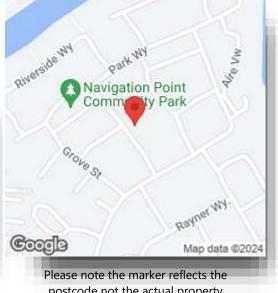
guide price

£230,000 - £240,000



view this property online williamhbrown.co.uk/Property/CAF112663





postcode not the actual property

Property Ref: CAF112663 - 0005 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.

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william h brown



01977 512628



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



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williamhbrown.co.uk