

College Road, Castleford WF10 3EF



welcome to

College Road, Castleford

NO DIY SKILLS? NO PROBLEM! At a Guide Price of £210,000 - £220,000 we've found a HOME FOR YOU that's READY TO MOVE IN TO! Having been RECENTLY REFURBISHED, this IMPECCABLE semi detached is PERFECT for the FAMILY BUYER, come take a look for yourself; call us to view!













Entrance Hall

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

Lounge

11' 9" max x 11' 9" max (3.58m max x 3.58m max) Featuring a double glazed bay window to the front aspect and a gas central heating radiator.

Dining Kitchen

12' 4" max x 14' 8" max (3.76m max x 4.47m 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 stainless steel sink and drainer with mixer tap, an electric oven with an induction hob, tiling to the splash areas and a cooker hood over. Also includes plumbing for a washing machine, and integrated fridge freezer, a useful under stair storage cupboard which also houses the gas central heating boiler, a double glazed window to the side aspect, a sky light, double glazed French doors leading out to the rear garden, and a gas central heating radiator.

Bathroom

6' 3" max x 8' 7" max (1.91m max x 2.62m max) Set to the ground floor and having a three piece bathroom suite which includes a bath with mixer tap, a wash hand basin and a low level flush w.c Also has part tiling, an extractor fan, gas central heating radiator, ceiling spotlights and a double glazed window to the rear.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side, an an access hatch to the loft space with pull down ladder.

Bedroom One

11' 9" max x 8' 6" max (3.58m max x 2.59m max) Double glazed window to the front aspect, a gas central heating radiator and a television point.

Bedroom Two

11' 6" max x 8' 3" max (3.51m max x 2.51m max) Double glazed window to the rear, a gas central heating radiator and a television point.

Bedroom Three

 6^{\prime} 5" max x 8^{\prime} 4" max (1.96m max x 2.54m max) Double glazed window to the rear and a gas central heating radiator.

Shower Room

A modern shower room equipped with a shower cubicle, a wash had basin and a low level flush w.c. Also includes a heated towel rail, tiling to the walls and ceiling spotlights.

Exterior

Externally the property has a driveway to the front with a lawn area and both double gated and single gated access. To the rear is a further enclosed garden space with a patio laid to Indian stone, a pathway with lawns, lighting and a storage outbuilding.





welcome to

Awaiting Photograph

College Road, Castleford

- Guide Price £210,000 £220,000
- Extended Semi Detached Home
- **Recently Refurbished Throughout**
- Three Bedrooms
- Ground Floor Bathroom & Upstairs Shower Room •

Tenure: Freehold EPC Rating: C

guide price

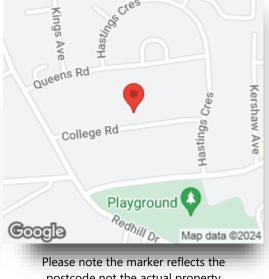
£210,000 - £220,000





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postcode not the actual property

The Property Ombudsman

Property Ref: CAF112736 - 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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