



**Granville Street, Castleford WF10 5HF**

**welcome to**

**Granville Street, Castleford**

Presenting an EXCITING OPPORTUNITY for the INVESTOR or FIRST TIME BUYERS, this mid terrace home offers an opportunity to really turn a house into a home! At a Guide Price of £90,000 - £100,000 the property is set within a popular street and includes TWO DOUBLE BEDROOMS!



### **Lounge**

12' 1" max x 11' 9" max ( 3.68m max x 3.58m max )

Having an entrance door to the front aspect and a double glazed window also to the front, fire place and a gas central heating radiator.

### **Kitchen**

11' max x 12' 2" max ( 3.35m max x 3.71m 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, an electric oven and hob with matching splash back and a cooker hood over. Also includes plumbing for a washing machine, a double glazed window to the rear and a door to the rear hall.

### **Rear Hall**

Having a door leading out to the rear yard and a door to the bathroom.

### **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. Gas central heating radiator and a double glazed window to the rear.

### **Bedroom One**

12' 2" max x 11' 2" max ( 3.71m max x 3.40m max )

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

### **Bedroom Two**

11' 2" max x 12' 1" max ( 3.40m max x 3.68m max )

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

### **Exterior**

Externally the property has on street parking to the front and a yard area to the rear.



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welcome to

## Granville Street, Castleford

- Guide Price £90,000 - £100,000
- Mid Terrace House
- Two Double Bedrooms
- Ground Floor Bathroom
- No Chain

Tenure: Freehold EPC Rating: D

guide price

**£90,000 - £100,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112763 - 0002

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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](mailto:castleford@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)