

Westfield Grove, Allerton Bywater Castleford WF10 2EF

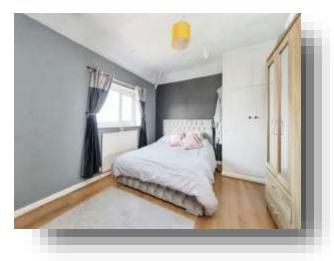


## welcome to

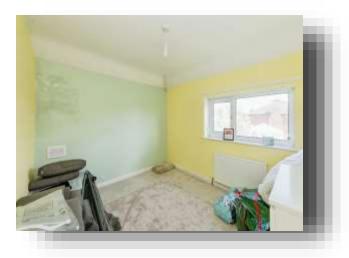
## Westfield Grove, Allerton Bywater Castleford

IF you're looking for a FAMILY HOME with THREE BEDROOMS, a kitchen with a UTILITY, OFF STREET PARKING and a superb rear garden, THIS could be the ONE FOR YOU! At a Guide Price of £180,000 - £190,000, this well presented end terrace is well worth a view! Contact us to book your appointment!













#### **Entrance Hall**

Having an entrance door to the side aspect, a gas central heating radiator, under stair storage cupboard and stairs to the first floor landing.

#### Lounge

10' 7" max x 17' 2" max ( 3.23m max x 5.23m max ) With a double glazed window to the rear, a double glazed window to the side aspect plus a gas central heating radiator.

### Kitchen

16' 7" max x 10' 6" max ( 5.05m max x 3.20m max ) Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a sink and drainer, an electric oven with a gas hob, tiling to the splash areas and a cooker hood unit over. Also includes an integrated fridge freezer, plumbing for a washing machine, a gas central heated radiator, tiled flooring, a double glazed window and a door to the garden space.

### Utility

With a double glazed window to the rear aspect and the gas central heating boiler.

#### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side.

### **Bedroom One**

14' 4" max x 10' 10" max ( 4.37m max x 3.30m max ) Double glazed window to the rear aspect, gas central heating radiator and a fitted cupboard.



#### **Bedroom Two**

10' 8" max x 10' 2" max ( 3.25m max x 3.10m max ) Double glazed window to the front aspect and a gas central heating radiator.

### **Bedroom Three**

7' 6" max x 7' 8" max ( 2.29m max x 2.34m max ) Double glazed window to the rear aspect and a gas central heating radiator.

#### **House Bathroom**

Complete with a three piece bathroom suite which includes a bath with mixer tap, a wash hand basin and a low level flush w.c. Tiling to the floor and walls, a gas central heating radiator, a double glazed window to the front and an access hatch to the loft space.

#### Exterior

Externally the property has a lawned garden to the front while to the rear is a well maintained garden space with a block paved driveway allowing off street parking for multiple cars, a decked seating area and lawn.



### welcome to

## Westfield Grove, Allerton Bywater Castleford

- Guide Price £180,000 £190,000
- End Terrace Home
- Three Bedrooms
- No Chain
- Kitchen With Utility Room

Tenure: Freehold EPC Rating: Awaited

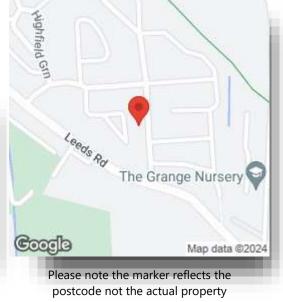
guide price

# £180,000 - £190,000



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The Property Ombudsman

Property Ref: CAF112766 - 0002 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



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



williamhbrown.co.uk