



**Sheepwalk Lane,CASTLEFORD WF10 3QQ**

**welcome to**

**Sheepwalk Lane, CASTLEFORD**

SET in a highly regarded residential location, this BEAUTIFULLY PRESENTED home is for sale at a Guide Price £260,000 - £270,000. PERFECT for the family buyer, this TRADITIONAL STYLE SEMI offers ample living accommodation which includes a MODERN dining kitchen and an EXCEPTIONAL rear garden!



### **Entrance Hall**

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

### **Dining Kitchen**

22' 4" max x 9' 10" max ( 6.81m max x 3.00m max )  
Comprising of a modern fitted kitchen with a range of both wall and base units with solid oak work surfaces over. Includes a one and a half bowl sink and drainer, an electric double oven and microwave, a gas hob with splash back and a cooker hood over. Also includes a dish washer, fridge freezer, a useful under stair storage cupboard, a double glazed window to the rear, French doors also to the rear, a skylight, a door to the side, an opening to the utility room and an opening to the lounge.

### **Utility**

4' 7" max x 8' 5" max ( 1.40m max x 2.57m max )  
Fitted with a worktop, plumbing for a washing machine and a skylight.

### **W.C**

Equipped with a low level flush w.c, a wash hand basin with vanity unit, a heated towel rail and a double glazed window to the side.

### **Lounge**

10' 8" max x 11' 2" max ( 3.25m max x 3.40m max )  
Featuring a double glazed bay window to the front and a gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having an access hatch to the part boarded loft which has a pull down ladder and lighting.

### **Bedroom One**

11' 9" max x 9' 4" max, plus wardrobe ( 3.58m max x 2.84m max, plus wardrobe )  
Having a double glazed window to the front aspect, fitted wardrobe and a gas central heating radiator.

### **Bedroom Two**

10' 4" max x 10' 6" max ( 3.15m max x 3.20m max )  
Double glazed window to the rear and a gas central heating radiator.

### **Bedroom Three**

5' 6" max x 8' 2" max ( 1.68m max x 2.49m max )  
Double glazed window to the front and a gas central heating radiator.

### **House Bathroom**

Equipped with a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Tiling to all visible areas, double glazed window to the rear and a gas central heating radiator.

### **Exterior**

Externally the property has a driveway to the front with wall and fenced boundaries while to the rear is a delightful South facing garden space with a raised Indian stone patio seating area and steps down to a lawn. A further patio area is set to the far end of the garden with a raised border, a greenhouse, tree house and a garage.

### **Garage**

A single detached garage with double doors, a window to the side and power points both inside and out.



***view this property online*** [williamhbrown.co.uk/Property/CAF112798](http://williamhbrown.co.uk/Property/CAF112798)





welcome to

## Sheepwalk Lane, CASTLEFORD

- Guide Price £260,000 - £270,000
- Semi Detached Home
- Beautifully Presented Throughout
- Modern Dining Kitchen With Utility
- Ground Floor W.C

Tenure: Freehold EPC Rating: Awaiting

guide price

**£260,000 - £270,000**



**view this property online** [williamhbrown.co.uk/Property/CAF112798](http://williamhbrown.co.uk/Property/CAF112798)

Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112798 - 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.

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)