



Westfield Grove, Allerton Bywater Castleford WF10 2EG

welcome to

Westfield Grove, Allerton Bywater Castleford

Are you looking for a PROJECT PROPERTY? At a Guide Price of £150,000 - £160,000 this mid terrace offers an exciting opportunity to really turn a house into a home! With spacious living accommodation throughout, this property has LOTS OF POTENTIAL and includes OFF STREET PARKING and is CHAIN FREE!



Entrance Hall

Having an entrance door to the front aspect and stairs to the first floor landing.

Lounge

14' 6" max x 13' 2" max (4.42m max x 4.01m max)
Double glazed window to the front aspect, a fire place with a coal fire and a radiator.

Dining Kitchen

14' max x 11' 3" max (4.27m max x 3.43m max)
Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with an electric hob, tiling to the splash areas and a cooker hood unit over. Also has plumbing for a washing machine, space for a fridge freezer, a useful under stair storage cupboard, radiator, two double glazed windows to the rear and a door also to the rear.

Rear Porch

Having windows to the rear and side with door leading out to the rear garden space.

First Floor Landing

With stairs rising from the ground floor and having radiator and an access hatch to the loft.

Bedroom One

12' 3" max, plus wardrobes x 13' 2" max (3.73m max, plus wardrobes x 4.01m max)
Two double glazed window to the front aspect, fitted wardrobes and a a radiator

Bedroom Two

8' 10" max x 11' 3" max (2.69m max x 3.43m max)
Double glazed window to the rear and a radiator.

Shower Room

Equipped with a double shower, a wash hand basin and a low level flush w.c. Also includes a cupboard housing the water tank, radiator and a double glazed window to the rear.

Exterior

Externally the property has a garden space to the front with a shared pathway, single gated access and walled boundaries, while to the rear is a hard standing, South West facing garden space offering off street parking with walled boundaries and access to the in built coal shed.

Please Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



view this property online williamhbrown.co.uk/Property/CAF112758



welcome to

Westfield Grove, Allerton Bywater Castleford

- Guide Price £150,000 - £160,000
- Mid Terrace Home
- Two Double Bedrooms
- In Need Of Modernisation
- Ideal First Home / Investment

Tenure: Freehold EPC Rating: Awaiting

guide price

£150,000 - £160,000



view this property online williamhbrown.co.uk/Property/CAF112758

Please note the marker reflects the
postcode not the actual property



Property Ref:
CAF112758 - 0003

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



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



williamhbrown.co.uk