



Larch Avenue,CASTLEFORD WF10 5UN

welcome to

Larch Avenue, CASTLEFORD

Ready to FLY THE NEST or looking for your NEXT BUY TO LET? At Guide Price of £160,000 - £170,000 we may have found the PERFECT PROPERTY for you! With TWO DOUBLE BEDROOMS this well presented end town house offers MODERN LIVING and includes a DOUBLE DRIVE and an ENCLOSED REAR GARDEN!



Entrance Hall

Having an entrance door to the front aspect and a gas central heating radiator.

W.C

Equipped with a wash hand basin, a low level flush w.c and a gas central heating radiator.

Lounge

12' 2" max x 15' 7" max (3.71m max x 4.75m max)

Having double glazed French doors to the rear, a gas central heating radiator and stairs to the first floor.

Kitchen

8' 4" max x 8' 9" max (2.54m max x 2.67m max)

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, matching splash back and a cooker hood over. Also includes a free standing fridge freezer and washing machine, plus a double glazed window to the front.

First Floor Landing

With stairs rising from the ground floor and having a loft access hatch.

Bedroom One

13' 3" max x 8' 6" max (4.04m max x 2.59m max)

Double glazed window to the front aspect, fitted wardrobe, a cupboard housing the gas central heating boiler, and a gas central heating radiator.

Bedroom Two

11' 2" max x 9' 5" max (3.40m max x 2.87m max)

Double glazed window to the front aspect and a gas central heating radiator. Also includes the two wardrobes and drawers.

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. Heated towel rail, extractor fan and a double glazed window to the front.

Exterior

Externally the property has a block paved driveway to the front and a pathway to the door while to the rear is an enclosed garden space with a patio seating area, an artificial lawn and a raised decked seating area.



view this property online williamhbrown.co.uk/Property/CAF112851



welcome to

Larch Avenue, CASTLEFORD

- Guide Price £160,000 - £170,000
- Modern End Town House
- No Chain
- Two Double Bedrooms With Wardrobes
- Ground Floor W.C

Tenure: Leasehold EPC Rating: B

guide price

£160,000 - £170,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CAF112851](https://www.williamhbrown.co.uk/Property/CAF112851)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CAF112851 - 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



castleford@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)