

**Wood Street, Castleford WF10 1LJ** 



# welcome to

# **Wood Street, Castleford**

This SUPERB end terrace property offers good size living accommodation throughout and includes TWO RECEPTION ROOMS, fitted wardrobes to all bedrooms and an attached GARAGE / WORKSHOP. Having fantastic potential, this home is a MUST VIEW! \*\*\* Guide Price £150,000 - £160,000 \*\*\*













#### **Entrance Hall**

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

### Lounge

13' 10" max x 10' 5" max ( 4.22m max x 3.17m max ) With a double glazed window to the front aspect, an under stair storage cupboard and two gas central heating radiators.

### **Second Reception Room**

13' 9" max x 12' 5" max ( 4.19m max x 3.78m max ) Double glazed window to the front, wall lights and two gas central heating radiators.

#### Kitchen

8' 2" max x 13' 7" max ( 2.49m max x 4.14m 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 sink and drainer, and electric oven with a gas hob and extractor unit over. Also includes an integrated fridge freezer and plumbing for a washing machine. Tiling to the walls, a double glazed window to the side and a door to leading out to the rear yard.

### **First Floor Landing**

With stairs rising from the ground floor entrance hall and having a double glazed window to the rear, gas central heating radiator and loft access hatch.

#### **Bedroom One**

8' 6" max x 13' 9" max ( 2.59m max x 4.19m max ) Having a double glazed window to the front, fitted wardrobes and a gas central heating radiator.

### **Bedroom Two**

11' 4"  $\max x$  6' 9"  $\max$  ( 3.45m  $\max x$  2.06m  $\max$  ) With a double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

### **Bedroom Three**

7' 7" max x 6' 8" max ( 2.31m max x 2.03m max ) Double glazed window to the rear aspect, fitted wardrobes and a gas central heating radiator.

#### **House Bathroom**

Comprising of a four piece bathroom suite which includes a corner bath with shower over, a wash hand basin, bidet and the w.c. Porcelain tiling to the floor and tiling to the walls, extractor fan, heated towel rail and a double glazed window to the rear.

#### Exterior

Externally the property has permit parking to the front, while to the rear is a yard area with access to the garage.

#### Garage

Irregular Shaped Room 17' 8"  $\max x$  14' 5"  $\max$  ( 5.38m  $\max x$  4.39m)

An irregular shaped room having an electric roller door to the side aspect, two windows to the front and a single access door from the rear yard. Also has power and lighting.





### welcome to

# **Wood Street, Castleford**

- Guide Price £150,000 £160,000
- Three Bedroom End Terrace Home
- With Or Without Tenant In Situ
- **Fantastic Investment Opportunity**
- Two Reception Rooms

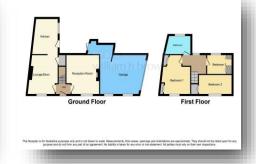
Tenure: Freehold EPC Rating: D

guide price

£150,000 - £160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF112864



Property Ref: CAF112864 - 0007 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

castleford@williamhbrown.co.uk



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



williamhbrown.co.uk

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.