

Middle Oxford Street, Castleford WF10 5DE



welcome to

Middle Oxford Street, Castleford

ATTENTION FIRST TIME BUYERS! If you're looking for a GOOD SIZE home for your young family, this could be THE ONE FOR YOU! At a Guide Price of £160,000 - £170,000 this superb mid terrace home offers generous living accommodation throughout and includes a SOUTH FACING garden AND a GARAGE!













Entrance Hall

Having a double glazed window to the front aspect, a gas central heating radiator and stairs to the first floor landing.

Lounge

15' 8" max x 11' 4" max (4.78m max x 3.45m max) Having a double glazed bay window to the front aspect, a feature fire place with space for a fire, and a gas central heating radiator.

Dining Kitchen

13' 6" max x 12' 6" max (4.11m max x 3.81m 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, space for a cooker with a fitted extractor unit over, ceiling spotlights, a gas central heating radiator and a double glazed window to the rear.

Utility Room

Fitted with a work top, plumbing for a washing machine and a door leading out to the rear garden.

W.C

Equipped with a wash hand basin with vanity unit, a low level flush w.c, a built in cupboard housing the gas central heating boiler, and a double glazed window to the rear.

Cellar

10' 7" max x 15' 4" max (3.23m max x 4.67m max) A useful cellar space with lighting.

Bedroom One

10' 3" max x 13' 6" max (3.12m max x 4.11m max) Double glazed window to the rear and a gas central heating radiator.

Bedroom Two

12' max x 8' 3" max (3.66m max x 2.51m max) Double glazed window to the front and a gas central heating radiator.

Bedroom Three

7' 1" max x 8' 5" max (2.16m max x 2.57m max) Double glazed window to the front and a gas central heating radiator.

House Bathroom

Consisting of a 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. Heated towel rail, double glazed window to the rear and ceiling spotlights.

Loft Room

15' 8" max x 16' 2" max (4.78m max x 4.93m max) A generous loft space with power and lighting.

Exterior

Externally the property has a buffer garden to the front with a walled boundary and single access gate. To the rear is a low maintenance, South facing garden space with a block paved pathway and raised gravel area.

Garage

20' 3" max x 12' 3" max (6.17m max x 3.73m max) Having double doors to the front, power, lighting and an access door to the rear garden.





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Middle Oxford Street, Castleford

- Guide Price £160,000 £170,000
- Mid Terrace Home
- Three Bedrooms
- Additional Loft Room
- **Cellar Space** •

Tenure: Freehold EPC Rating: Awaited

quide price

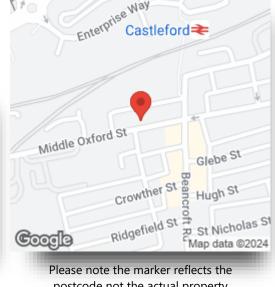
£160,000 - £170,000





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postcode not the actual property

The Property Ombudsman

Property Ref: CAF112897 - 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.

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