

Warren House Road, Allerton Bywater CASTLEFORD WF10 2FB



### welcome to

## Warren House Road, Allerton Bywater CASTLEFORD

LOOKING for your PERFECT FAMILY HOME? At a Guide Price of £230,000 - £240,000 this SPACIOUS semi detached offer fantastic living accommodation set over THREE FLOORS and includes an EN-SUITE, an INTEGRAL GARAGE, off street parking and an enclosed garden to the rear! Call is to view!

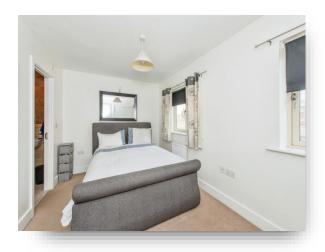












#### **Ground Floor**

#### **Entrance Hall**

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

#### **Dining Kitchen**

11' 11" max x 11' 7" max ( 3.63m max x 3.53m 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, tiling to the splash areas and a cooker hood over. Also includes plumbing for both a washing machine and a dishwasher, an integrated fridge freezer, gas central heating radiator, a double glaze window to the rear and double glazed French doors leading out to the rear garden.

#### W.C

Equipped with a wash hand basin, low level flush w.c, gas central heating radiator and a double glazed window to front.

#### **First Floor**

#### Lounge

15' 7" max x 11' 7" max ( 4.75m max x 3.53m max ) With double glazed French doors to the front aspect with a Juliet balcony, and a gas central heating radiator.

#### **Bedroom One**

8' 10" max x 13' 3" max ( 2.69m max x 4.04m max ) Includes two double glazed windows to the front aspect, fitted wardrobes, gas central heating radiator and a door to the en-suite facilities.

#### **En-Suite**

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

#### **Second Floor**

#### **Bedroom Two**

9' 6" max x 15' 7" max ( 2.90m max x 4.75m max ) With two double glazed windows to the rear aspect and a gas central heating radiator.

#### **Bedroom Three**

11' 8" max x 8' max ( 3.56m max x 2.44m max ) Double glazed window to the front aspect and a gas central heating radiator.

#### **Bedroom Four**

7' 9" max x 7' 2" max ( 2.36m max x 2.18m 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 and a low level flush w.c. Gas central heating radiator and tiling to the walls and floor.

#### Exterior

Externally the property has a driveway to the front allowing for off street parking while to the rear is an enclosed garden space with a lawn and a garden shed.

#### Garage

8' 5" max x 17' 4" max ( 2.57m max x 5.28m max ) An integral garage with a roller door, power points and lighting.





### welcome to

# Warren House Road, Allerton Bywater CASTLEFORD

- Guide Price £230,000 £240,000
- Semi Detached Home
- Four Bedrooms
- Accommodation Over Three Floors
- Master Bedroom With En-Suite

Tenure: Freehold EPC Rating: C

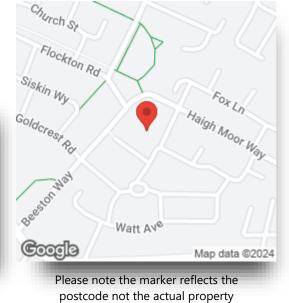
# guide price **£230,000 – £240,000**





view this property online williamhbrown.co.uk/Property/CAF112794





The Property Ombudsman

Property Ref: CAF112794 - 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



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



williamhbrown.co.uk