



**Briggs Avenue, Castleford WF10 5BB**

**welcome to**

**Briggs Avenue, Castleford**

ATTENTION FIRST TIME BUYERS! If you're looking for your first home, look no further; we've found it for you! Offering WELL MAINTAINED accommodation throughout, this end terrace home is for sale with NO CHAIN and includes TWO DOUBLE BEDROOMS, a ground floor bathroom PLUS a REAR YARD!



## Lounge

14' 2" max x 13' 6" max ( 4.32m max x 4.11m max )

With a double glazed boxed bay window to the front aspect, a built in cupboard housing utility meters, and a gas central heating radiator.

## Dining Kitchen

11' 1" max x 10' 3" max ( 3.38m max x 3.12m max )

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, space for a cooker and plumbing for a washing machine. Useful under stair storage cupboard, gas central heating boiler, a gas central heating radiator and double glazed windows to the rear and side.

## Rear Entrance Porch

Having a door leading out to the rear yard and a door to the bathroom.

## Bedroom One

12' 1" max x 14' 2" max ( 3.68m max x 4.32m max )

With two double glazed windows to the front aspect and a gas central heating radiator.

## Bedroom Two

11' 3" max x 10' 2" max ( 3.43m max x 3.10m max )

Double glazed window to the rear, a built in cupboard and a gas central heating radiator.

## House Bathroom

Equipped with a three piece bathroom suite which includes a bath with taps, a wash hand basin and a low level flush w.c. Gas central heating radiator and a double glazed window to the side.

## Exterior

Externally the property has a buffer garden to the front aspect while an enclosed paved yard is set to the rear with gated access and an out door tap.



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welcome to

## Briggs Avenue, Castleford

- Guide Price £130,000 - £140,000
- End Terrace Property
- Two Double Bedrooms
- No Chain
- Ideal First Home / Investment Property

Tenure: Freehold EPC Rating: D

guide price

**£130,000 - £140,000**



view this property online [williambrown.co.uk/Property/CAF112852](https://www.williambrown.co.uk/Property/CAF112852)

Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112852 - 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.



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