

Glebe Street, CASTLEFORD WF10 4AW



welcome to

Glebe Street, CASTLEFORD

If you're looking to update and renovate, take a look at this superb PROJECT PROPERTY which offers an incredible opportunity for the right buyer! With plenty of scope to really turn a house into a home, this mid terrace includes TWO DOUBLE BEDROOMS plus TWO RECEPTION ROOMS!













Lounge

11' 2" $\max x$ 14' 2" $\max (3.40 \text{m} \max x 4.32 \text{m} \max)$ Double glazed window to the front aspect and an entrance door also to the front, fire place with a coal fire, and radiator.

Dining Room

12' 3" max x 14' 1" max (3.73m max x 4.29m max)
Double glazed window to the rear aspect, a fire place with a coal fire, and an under stair storage cupboard.

Kitchen

7' 1" max x 7' 9" max (2.16m max x 2.36m max) Fitted with a stainless steel sink and drainer, an electric oven, radiator, a door to the side and a double glazed window also to the side.

Bedroom One

14' 2" max x 12' 3" max (4.32m max x 3.73m max)
Double glazed window to the rear aspect, a built in storage cupboard with a water tank, and a radiator.

Bedroom Two

11' 3" $\max x$ 14' 2" $\max (3.43m \max x 4.32m \max)$ Double glazed window to the front aspect, a radiator, and a built in cupboard with an access hatch to the part boarded loft space,

House Bathroom

Accessed from Bedroom One and 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. Also includes a double glazed window to the side and a radiator.

Exterior

Externally the property has on street parking to the front aspect while to the rear is an enclosed yard area with a storage outbuilding and gated access.





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- Guide Price £85,000 £95,000
- Mid Terrace Home
- Two Bedrooms
- Two Reception Rooms
- In Need Of Updating

Tenure: Freehold EPC Rating: F

guide price

£85,000 - £95,000







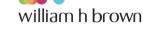


Please note the marker reflects the postcode not the actual property

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Property Ref: CAF112801 - 0006 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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