

Longacre, Castleford WF10 5AH



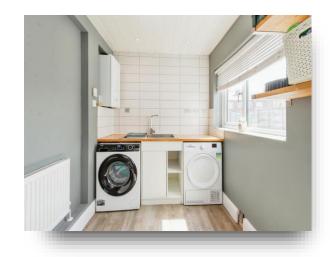
welcome to

Longacre, Castleford

If you're searching for THE PERFECT FIRST TIME BUYER HOME, then look no more! At a guide price of £150,000 - £160,000 this IMMACULATE and much loved mid terrace is one to view! With TWO DOUBLE BEDROOMS, a superb dining kitchen with UTILITY ROOM plus an enclosed rear garden, could this be THE ONE?













Entrance Hall

Having the entrance door to the front and stairs to the first floor accommodation.

Lounge

9' 3" max x 12' 10" max (2.82m max x 3.91m max) Having a double glazed window to the front aspect and a gas central heating radiator.

Dining Kitchen

12' 8" max x 12' 9" max (3.86m max x 3.89m max) Comprising of a fitted kitchen with a range of both wall and base mounted units with complimentary work surfaces over. Includes an electric oven with a gas hob, tiling to the splash areas and a cooker hood over. Also includes an integrated dish washer, space for a fridge freezer, a butler sink with mixer tap, and a gas central heating radiator. Double glazed French doors leading out to the rear garden, ceiling spotlights and a door to the utility room.

Utility Room

6' 6" max x 7' 9" max (1.98m max x 2.36m max) Fitted with a stainless steel sink and drainer, plumbing for a washing machine and space for a dryer. Gas central heating boiler, a gas central heating radiator and a double glazed window to the side aspect.

First Floor Landing

With stairs rising from the ground floor and having built in storage.

Bedroom One

13' 5" $\max x$ 12' 9" $\max (4.09m \max x 3.89m \max)$ With two double glazed windows to the front aspect, wardrobes, a built in cupboard with access hatch to the loft space, and a gas central heating radiator.

Bedroom Two

8' 10" $\max x$ 11' 10" $\max (2.69m \max x 3.61m \max)$ Having a double glazed window to the rear and a gas central heating radiator.

House Bathroom

Equipped with a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage units, and a low level flush w.c. Also includes a heated towel rail and a double glazed window to the side.

Exterior

Externally the property has a buffer garden to the front while to the rear is a enclosed garden space with a decked seating area, an artificial lawn, and a pathway leading to the single access gate.





welcome to

Longacre, Castleford

- Guide Price £150,000 £160,000
- Mid Terrace Home
- Two Double Bedrooms
- Immaculately Presented Throughout
- Modern Kitchen With Utility Room

Tenure: Freehold EPC Rating: Awaited

guide price

£150,000 - £160,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CAF112860 - 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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