

Hugh Street, Castleford WF10 4DU



welcome to

Hugh Street, Castleford

READY to fly the nest or are you looking to invest? At a Guide Price of £90,000 - £100,000 this is an INCREDIBLE opportunity to really turn a house into a home! With TWO BEDROOMS, TWO RECEPTION ROOMS and a yard to the rear, this is NOT TO BE MISSED!













Lounge

11' 2" max x 13' max (3.40m max x 3.96m max) Having the entrance door to the front and a double glazed window also to the front, a feature fire place with an electric fire, surround and hearth, plus a gas central heating radiator.

Dining Room

13' $\max x$ 12' 1" $\max (3.96m \max x 3.68m \max)$ Double glazed French doors leading out to the rear and a gas central heating radiator.

Kitchen

6' 10" max x 12' 3" max (2.08m max x 3.73m 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 an under counter fridge freezer, plumbing for a washing machine, an oven with an electric hob over, tiling to the splash areas and a cooker hood unit over. Also includes a double glazed window to the side aspect and a door to the rear porch.

Rear Porch

With a gas central heating radiator, a built in storage cupboard and a door to the side.

First Floor Landing

With stairs rising from the ground floor and having an access hatch to the loft.

Bedroom One

11' 3" max x 13' max (3.43m max x 3.96m max)
Double glazed window to the front aspect, a built in cupboard and a gas central heating radiator.

Bedroom Two

10' 2" max x 6' 11" max (3.10m max x 2.11m max) Double glazed window to the rear, 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 with vanity storage unit, and a low level flush w.c. Also includes the combination boiler, a gas central heating radiator and a double glazed window to the rear.

Exterior

Externally the property has an enclosed yard area to the rear with single gated access.





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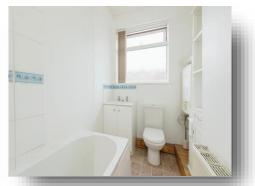
- Guide Price £90,000 £100,000
- Mid Terrace Home
- Two Bedrooms
- Two Reception Rooms
- Ideal Starter Home

Tenure: Freehold EPC Rating: D

guide price

£90,000 - £100,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CAF112809 - 0002 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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