

The Crescent, Castleford WF10 4DF



welcome to

The Crescent, Castleford

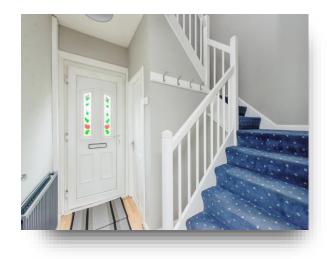
MOVING ON UP? If you're looking for your next home, look no further! At a Guide Price of £160,000 - £170,000 this super SEMI DETACHED offers THREE good size BEDROOMS, a full bathroom to the ground floor and an additional W.C to the upstairs, with garden to the front and rear, this is a FANTASTIC BUY













Entrance Hall

Having the entrance door to the front aspect, a useful under stair storage cupboard, stairs to the first floor landing and a gas central heating radiator.

Lounge

12' 1" max x 14' 3" max (3.68m max x 4.34m max) Double glazed window to the rear aspect, a feature fire place with an electric fire, and a gas central heating radiator.

Dining Kitchen

19' 7" max x 7' 5" max (5.97m max x 2.26m max) Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with a gas hob, tiling to the splash areas and a low level flush w.c. Also includes a cupboard housing the gas central heating boiler, a gas central heating radiator, a utility cupboard with plumbing for a washing machine, a double glazed window to the front aspect and a door to the rear.

Bathroom

Set to the ground floor and having a bath with a shower over, a wash hand basin set within a vanity storage unit and a low level flush w.c. Heated towel rail and a double glazed window to the front.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the front aspect and a loft access hatch.

Bedroom One

12' 6" max x 11' 9" max (3.81m max x 3.58m max) Double glazed window to the rear and a gas central heating radiator.

Bedroom Two

10' max x 11' 9" max (3.05m max x 3.58m max) Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

9' 3" max x 7' 5" max (2.82m max x 2.26m max) Double glazed window to the front and a gas central heating radiator.

W.C

Equipped with a low level flush w.c and a double glazed window to the front.

Exterior

Externally the property has a lawn garden to the front with gated access while to the rear is an enclosed garden space with a raised deck seating area, lawn and an outdoor tap.





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- Guide Price £160,000 £170,000
- Semi Detached Home
- Three Bedrooms
- Ground Floor Bathroom
- W.C To the First Floor

Tenure: Freehold EPC Rating: Awaited

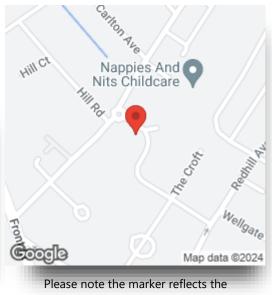
guide price

£160,000 - £170,000



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postcode not the actual property

The Property Ombudsman

Property Ref: CAF112985 - 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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