



**The Paddock, Castleford WF10 3JQ**

**welcome to**

**The Paddock, Castleford**

GUIDE PRICE £220,000 - £230,000\*\*\*\* ARE YOU LOOKING for a TRUE BUNGALOW in a GREAT LOCATION? Then CALL US to book in your viewing of this FANTASTIC detached home! With TWO bedrooms and a SPACIOUS lounge / diner, this property has been well maintained throughout and is for sale with NO CHAIN!



### **Entrance Porch**

Having the entrance door to the front aspect, built in storage and a gas central heating radiator.

### **Lounge / Diner**

22' 3" max x 14' 3" max ( 6.78m max x 4.34m max )

Having double glazed windows to both the front and side, a feature fire place with gas fire, plus a gas central heating radiator.

### **Inner Hall**

With a gas central heating radiator and a built in cupboard housing the combination boiler.

### **Kitchen**

12' 5" max x 8' 8" max ( 3.78m max x 2.64m 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, a gas cooker, and a cooker hood over. Also has space for an under counter fridge, plumbing for a washing machine, full tiling, a gas central heating radiator, a door to the side and a double glazed window also to the side.

### **Bedroom One**

12' 3" max x 12' 2" max ( 3.73m max x 3.71m max )

Double glazed window to the rear, fitted wardrobes, a gas central heating radiator and an access hatch to the loft.

### **Bedroom Two**

8' 9" max x 9' 3" max ( 2.67m max x 2.82m max )

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

### **Bathroom**

Consisting of a four piece bathroom suite which includes a bath, a separate shower cubicle, wash hand basin and the w.c. Also has a gas central heating radiator and two double glazed windows to the side.

### **Exterior**

Externally the property has gardens to the front, side

and rear, with a gravel garden set to the front with planted borders and a driveway extending to the side. The property also has an additional driveway to the rear.

### **Garage**

11' 4" max x 17' 7" max ( 3.45m max x 5.36m max )

Having an up and over door, power, lighting and a window to the side.



***view this property online*** [williamhbrown.co.uk/Property/CAF112982](http://williamhbrown.co.uk/Property/CAF112982)



welcome to

## The Paddock, Castleford

- GUIDE PRICE £220,000-£300,000
- Two Bedroom Detached Bungalow
- Beautifully Maintained Throughout
- No Chain
- Detached Garage

Tenure: Freehold EPC Rating: D

# £220,000



**view this property online** [williamhbrown.co.uk/Property/CAF112982](http://williamhbrown.co.uk/Property/CAF112982)

Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112982 - 0005

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.



william h brown



**01977 512628**



[castleford@williamhbrown.co.uk](mailto:castleford@williamhbrown.co.uk)



10 Bank Street, CASTLEFORD, West Yorkshire,  
WF10 1HZ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**