





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. Incudes 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.





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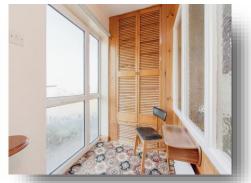
The Paddock, Castleford

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

Tenure: Freehold EPC Rating: D

£220,000







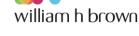


Please note the marker reflects the postcode not the actual property





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.





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