



Back Garden Street, Castleford WF10 5AL



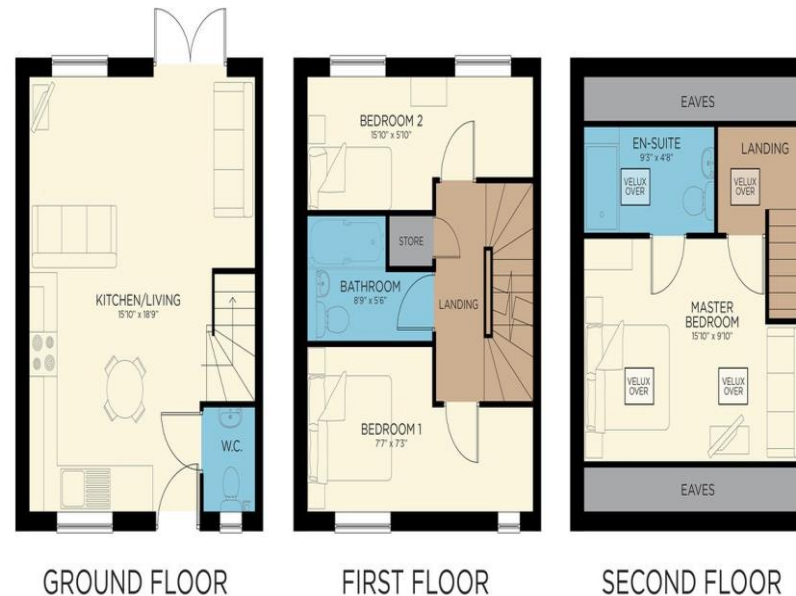
welcome to Back Garden Street, Castleford

- NEW BUILD HOMES
- Three Bedrooms
- Off Street Parking For Two Cars
- Ground Floor W.C & En-Suite
- Flooring & Appliances Included As Standard

Tenure: Freehold EPC Rating: Exempt

from
£160,000

****ONLY TWO SEMI DETACHED**** - OFF STREET PARKING, Close to the town centre and schools - ideal for families. ***** PRICES FROM £160,000 *****



Kitchen
Bathroom & En-Suite
Decoration Finish
Electrical Finish
Heating & Insulation
External Finish
Garden Finish
Ten Year Warranty
Fixtures & Fittings
Kitchen

8' 5" max x 10' 3" max (2.57m max x 3.12m max)

Ground Floor W.C

3' 5" max x 4' 5" max (1.04m max x 1.35m max)

Lounge

8' 3" max x 15' max (2.51m max x 4.57m max)

Bedroom One

12' 5" max x 7' 2" max (3.78m max x 2.18m max)

Bedroom Two

15' 8" max x 6' max (4.78m max x 1.83m max)

Bathroom

8' 8" max x 5' 6" max (2.64m max x 1.68m max)

Master Bedroom

15' 8" max x 9' 8" max (4.78m max x 2.95m max)

Sales Assist

view this property online williamhbrown.co.uk/Property/CAF113026



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.

Property Ref:

CAF113026 - 0002

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