



**Westfield Avenue, CASTLEFORD WF10 5JJ**

**welcome to**

**Westfield Avenue, CASTLEFORD**

LOOKING TO INVEST or FLYING THE NEST? At a Guide Price of £120,000 - £130,000 this WELL PRESENTED semi detached home could be PERFECT FOR YOU! With a BUFFER GARDEN to the front plus an ENCLOSED garden to the rear with OFF STREET PARKING, this is a MUST SEE!



## Entrance Hall

Having the entrance door to the front aspect, a gas central heating radiator and stairs to the first floor landing.

## Lounge

11' 2" max x 11' 9" max ( 3.40m max x 3.58m max )

Having a double glazed window to the front aspect and a gas central heating radiator.

## Dining Kitchen

13' 9" max x 12' 7" max ( 4.19m max x 3.84m 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, an electric oven with an electric hob, tiling to the splash areas and a cooker hood over. Also includes a useful under stair storage cupboard, a gas central heating radiator, double glazed windows to the rear and side, plus a door leading out to the rear garden space.

## Bedroom One

11' 5" max x 11' 9" max ( 3.48m max x 3.58m max )

Double glazed window to the front aspect, a built in wardrobe and a gas central heating radiator.

## Bedroom Two

9' 6" max x 12' max ( 2.90m max x 3.66m max )

Double glazed window to the rear aspect, a built in boiler cupboard, gas central heating radiator and the loft access hatch.

## House Bathroom

Fitted with a three piece bathroom suite which includes a white panel bath, a wash hand basin and a low level flush w.c. Double glazed window to the rear and a gas central heating radiator.

## Exterior

Externally the property has a buffer garden to the front with fenced boundaries and single gated access. To the rear is a further garden space with an artificial lawn, a gravel area, two storage out houses and double gated access.



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## Westfield Avenue, CASTLEFORD

- Guide Price £120,000 - £130,000
- Semi Detached Home
- Two Double Bedrooms
- Ideal First Home
- Perfect Investment Opportunity

Tenure: Freehold EPC Rating: D

guide price

**£120,000 - £130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF112632 - 0002

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