

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!

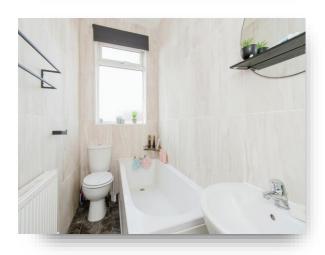












Entrance Hall

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

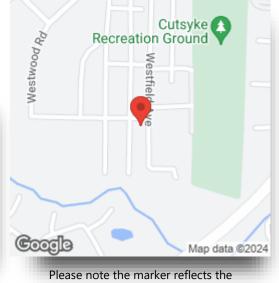
£120,000 - £130,000





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Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: CAF112632 - 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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