





## welcome to

# **Newfield Avenue, CASTLEFORD**

Looking for a SUPER SEMI DETACHED that's READY to move in to? At a Guide Price of £190,000 - £200,000 this IMPRESSIVE home offers TWO DOUBLE BEDROOMS and would be PERFECT for the First Time Buyer! With gardens, off street parking PLUS a GARAGE, what more could you possibly need?













#### **Entrance Hall**

Having the entrance door to the front aspect, a double glazed window also to the front and a gas central heating radiator.

## Lounge

11' 9" max x 13' 5" max ( 3.58m max x 4.09m max )
With a double glazed bay window to the front aspect and two gas central heating radiator.

### **Dining Room**

8' 10" max x 11' 10" max ( 2.69m max x 3.61m max ) With a double glazed window to the rear and a double glazed window to the side, an under stair storage cupboard and a gas central heating radiator.

#### Kitchen

18' 4" max x 12' 8" max ( 5.59m max x 3.86m max ) Complete with a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a sink and drainer, an electric oven with an electric hob, an integrated dish washer and fridge freezer plus plumbing for a washing machine. Also includes ceiling spotlights, a gas central heating radiator and double glazed windows to both the rear and side.

## **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side and an access hatch to the loft space.

### **Bedroom One**

11' 10" max x 8' 6" max, plus wardrobe (  $3.61m\ max\ x$   $2.59m\ max,$  plus wardrobe )

With a double glazed window to the front, fitted wardrobes and a gas central heating radiator.

## **Bedroom Two**

10' 9"  $\max \times$  9'  $\max$  ( 3.28m  $\max \times$  2.74m  $\max$  ) Double glazed window to the rear, fitted wardrobe and a gas central heating radiator.

#### **House Bathroom**

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit and a low level flush w.c. Also includes built in storage, a heated towel rail and a double glazed window to the front aspect.

#### **Exterior**

Externally the property has a driveway and lawn to the front, and a lawned garden to the rear.

### Garage

Having an up and over door, power and lighting.





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# **Newfield Avenue, CASTLEFORD**

- Guide Price £190,000 £200,000
- Semi Detached Home
- Two Double Bedrooms
- Ideal First Home
- Driveway & Garage

Tenure: Freehold EPC Rating: D

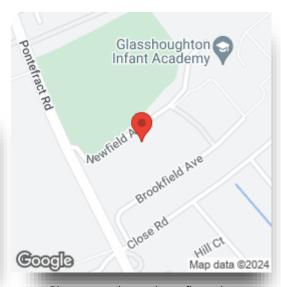
guide price

£190,000 - £200,000









Please note the marker reflects the postcode not the actual property





Property Ref: CAF113056 - 0003 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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