



Walden Street, Castleford WF10 4EG

welcome to

Walden Street, Castleford

LOOKING TO INVEST or FLYING THE NEST? At a Guide Price £110,000 - £120,000 this well presented home is for sale WITH or WITHOUT a tenant in situ! Offering TWO DOUBLE BEDROOMS and TWO RECEPTION ROOMS this fantastic MID TERRACE also includes a REAR GARDEN!



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 9' 6" max (3.40m max x 2.90m max)

Having a double glazed window to the front aspect, a feature fire place with a gas fire and a gas central heating radiator.

Dining Room

13' 3" max x 13' 11" max (4.04m max x 4.24m max)

Currently used as a second lounge and having a double glazed window to the rear, a feature fire place with a gas fire, and a gas central heating radiator.

Kitchen

5' 11" max x 8' 5" max (1.80m max x 2.57m max)

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an electric oven and hob, tiling to the splash areas and a cooker hood unit over. Also includes a one and a half bowl sink and drainer, plumbing for a washing machine and a double glazed window to the rear.

Bedroom One

10' 10" max x 11' 2" max (3.30m max x 3.40m max)

With a double glazed window to the front aspect, a generous built in storage cupboard, a gas central heating radiator and access hatch the the loft space which is fully boarded, has a pull down ladder and houses the gas central heating boiler.

Bedroom Two

12' 3" max x 10' 1" max (3.73m max x 3.07m max)

Double glazed window to the rear 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 and a low level flush w.c. Also has a built in cupboard, a heated towel rail and a double glazed window to the rear.

Exterior

Externally the property has an enclosed garden space to the rear which includes a paved area, a lawn area and a useful out house / storage building.

Please Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved



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Walden Street, Castleford

- Guide Price £110,000 - £120,000
- Two Double Bedrooms
- Two Reception Rooms
- For Sale With Or Without A Tenant In Situ
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

guide price

£110,000 - £120,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), coverage and orientation are approximate. We make no guarantee. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF112812 - 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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