



Hugh Street, Castleford WF10 4DU

welcome to

Hugh Street, Castleford

SEARCHING for your NEXT INVESTMENT? At a Guide Price of £90,000 - £100,000 this MID TERRACE home is available WITH our WITHOUT a TENANT in SITU making it PERFECT for the buy to let investor or the first time buyer! Don't miss this opportunity, contact us to book your viewing!



Lounge

12' 7" max x 11' 1" max (3.84m max x 3.38m max)

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

Dining Kitchen

12' 8" max x 10' 1" max (3.86m max x 3.07m max)

Consisting of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an electric oven with an electric hob, tiling to the splash areas and a cooker hood over. Also includes a stainless steel sink and drainer, plumbing for a washing machine, a gas central heating radiator and a useful under stair storage cupboard. Double glazed window to the rear and a door leading out to the rear yard.

Bedroom One

11' 2" max x 12' 8" max (3.40m max x 3.86m max)

With a double glazed window to the front aspect, a built in storage cupboard and a gas central heating radiator.

Bedroom Two

12' 2" max x 9' 1" max (3.71m max x 2.77m max)

Double glazed window to the rear, a gas central heating radiator and an access hatch to the loft.

House Bathroom

Completed with a three piece bathroom suite which includes a bath, a wash hand basin and a low level flush w.c. Also includes a built in cupboard with the gas central heating combination boiler, a double glazed window to the rear and a gas central heating radiator.

Exterior

Externally the property has an enclosed concrete yard to the rear with a single access gate and wall boundaries.

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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welcome to

Hugh Street, Castleford

- Guide Price £90,000 - £100,000
- Mid Terrace Home
- Two Bedrooms
- With / Without Tenant In Situ
- Fantastic Investment Opportunity

Tenure: Freehold EPC Rating: D

guide price

£90,000 - £100,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any lift floor areas), openings and orientation are approximate. No details are guaranteed. 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 inspection. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF112810 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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