



**Back Garden Street, Castleford WF10 5AL**



**welcome to**

## **Back Garden Street, Castleford**

Close to the town centre and schools - ideal for families. \*\*\* PRICES FROM £160,000 \*\*\*. Contact the office for more information and to arrange a viewing. 5% deposit available paid by builder, subject to terms and conditions. Save £8000!



### Kitchen

Modern range of wall and base units.  
Integral single oven and electric hob.  
Extractor Hood.  
Plumbing for dishwasher.  
Plumbing for washing Machine.

### Bathroom & Ensuite

Full Wall tiling to en suites and bathroom walls.  
Contemporary white sanitary ware.  
Chrome taps & fittings.  
Chrome towel radiator.

### Decorating Finish

Oak paneled doors with chrome ironmongery.  
White gloss paint to woodwork.  
Flat white finish to ceilings.  
White emulsion to walls.

### Electrical Fittings

White power points & light switch points.  
TV sockets to lounge & kitchen wall mount position.  
BT master socket to lounge.  
High speed Broadband ready  
External Power Point

### External Finish

Secure GRP front door.  
PVCu double-glazed windows and patio doors.  
Low maintenance PVCu fascia's soffits.

### Garden Finish

Rear 6ft fence and timber side gate.  
6 flag patio area & paths to the side and rear of the house.  
Front & rear external light.  
Outside tap.  
Door chime to main entrance door.  
Driveways finished in tarmac.

### 10 Year Warranty

All properties for peace of mind come with a 10-year warranty by AWL home proof as well as the standard builder and manufacturer's warranties for all appliance

### Fixtures & Fittings

Please note that all particulars and images are for marketing and illustrative purposes only.  
Fixtures, fittings and appliances inclusion many change plot by plot. Advertising images may include upgrades as home specifications can vary. Please speak to the sales advisor for more information.

### Heating

Fitted with a combi boiler  
White radiators throughout

### Guest Wc

4' 5" x 3' 5" ( 1.35m x 1.04m )

### Kitchen

8' 5" max x 10' 3" max ( 2.57m max x 3.12m max )

### Lounge

15' x 8' 3" ( 4.57m x 2.51m )

### 1st Floor Landing

### Bedroom Two

7' 2" x 12' 5" ( 2.18m x 3.78m )

### Study

6' x 12' 8" ( 1.83m x 3.86m )

### House Bathroom

5' 6" x 8' 8" ( 1.68m x 2.64m )

### Second Floor

### Bedroom One

9' 8" x 15' 8" ( 2.95m x 4.78m )

### Ensuite

### Externally

Every property comes with off street parking for two cars at the front of the house. To the rear is a compact courtyard garden.

### Please Note

CGI digitally dressed images have been used to showcase the properties and are for illustration purposes only. This is an example of how the properties could look. Please contact the sales team for more information on plot specific fixtures and fittings.



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## **Back Garden Street, Castleford**

- 5% Deposit Paid By Builder
- Two Bedroom Semi & Town Houses
- Modern Open Plan Living
- Choice Of Fixtures & Fittings
- Prices Start At £160,000

Tenure: Freehold EPC Rating: Exempt

from

**£160,000**



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Property Ref:  
CAF113028 - 0012

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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.



Please note the marker reflects the  
postcode not the actual property



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