



Walden Street, Castleford WF10 4EG

welcome to

Walden Street, Castleford

Searching for your first home? At a Guide Price of £90,000 - £100,000 we really don't want you to miss out on this! Available WITH or WITHOUT a tenant in situ, this fantastic mid terrace offers TWO BEDROOMS, TWO RECEPTION ROOMS and a REAR YARD. Contact us to arrange your viewing!



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

Lounge

13' 11" max x 11' 2" max (4.24m max x 3.40m max)

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

Dining Room

13' 10" max x 12' 4" max (4.22m max x 3.76m max)

With a double glazed window to the rear, a gas central heating radiator, gas fire and a built in boiler cupboard.

Kitchen

6' max x 8' 5" max (1.83m 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 a one and a half bowl sink and drainer, a gas cooker, double glazed window to the rear and a door to the side.

First Floor Landing

With stairs rising from the ground floor and having a built in storage cupboard and the loft access hatch.

Bedroom One

11' 2" max x 13' 11" max (3.40m max x 4.24m max)

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

Bedroom Two

7' 5" max x 12' 3" (2.26m max x 3.73m)

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. Gas central heating radiator and a double glazed window to the rear.

Exterior

Externally the property has a concrete yard to the rear with two outhouses.



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welcome to

Walden Street, Castleford

- Guide Price £90,000 - £100,000
- Mid Terrace Home
- Two Bedrooms
- With / Without Tenant in Situ
- Rear Yard

Tenure: Freehold EPC Rating: D

guide price

£90,000 - £100,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112811 - 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.

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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