

Eliots Close, Castleford WF10 3TT



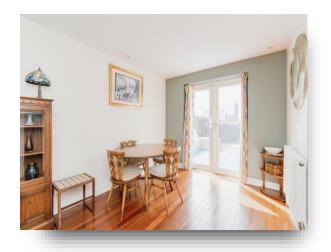
welcome to

Eliots Close, Castleford

OPEN HOUSE EVENT! 17th May 11am-12pm If you're searching for a DETACHED home, TAKE A LOOK AT THIS! Offering THREE BEDROOMS, this superb home is for sale with NO CHAIN and includes OFF STREET PARKING, an integral garage PLUS a fantastic rear GARDEN - IDEAL for entertaining!













Entrance Hall

Having the entrance door to the front aspect, a gas central heating radiator and stairs to the first floor landing.

W.C

Equipped with a wash hand basin, a low level flush w.c, heated towel rail and a double glazed window to the front.

Kitchen

9' 3" max x 8' 7" max (2.82m max x 2.62m 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, an electric oven with and electric hob, splash back and a cooker hood over. Also includes an under stair storage cupboard, a double glazed window to the rear and an opening to the utility room.

Utility Room

7' 3" max x 5' 8" max (2.21m max x 1.73m max) Fitted with a range of both wall and base units with work surfaces over. Includes plumbing for a washing machine, the gas central heating boiler, gas central heating radiator, a door to the garage, a door to the rear and a double glazed window also to the rear.

Lounge

10' 5" max x 22' 3" max (3.17m max x 6.78m max) Having a double glazed window to the front aspect, two gas central heating radiator and French doors to the rear.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side, a built in storage cupboard and a loft access hatch.

Bedroom One

9' 10" max plus fitted wardrobe x 11' 5" max (3.00m max plus fitted wardrobe x 3.48m max)

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

En-Suite

Featuring a shower cubicle, a wash hand basin and a low level flush w.c. Also has a heated towel rail and a double glazed window to the side aspect.

Bedroom Two

11' 3" max x 11' 5" max (3.43m max x 3.48m max) Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

 6° 7" max x 7' 6" max (2.01m max x 2.29m max) Double glazed window to the front and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath, a wash hand basin and a low level flush w.c. Heated towel rail and a double glazed window to the rear.

Exterior

Externally the property has a driveway to the front and a low maintenance fenced garden with some mature plants and shrubbery.

To the rear us an enclosed garden space which features a decked seating area, lawn a patio are and an out door tap.

Garage

7' 7" $\max x$ 16' 4" $\max (2.31 \text{m max } x 4.98 \text{m max})$ An integral garage with an up and over door, power and lighting.





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Eliots Close, Castleford

- **OPEN HOUSE EVENT! 17th May 11am-12pm**
- Guide Price £255,000 £265,000
- Three Bedroom Detached Home
- Kitchen With Utility Room
- Master Bedroom With En-Suite

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£255,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CAF113075 - 0008 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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