

Lister Street, Castleford WF10 1LL



welcome to

Lister Street, Castleford

SEARCHING for your FIRST HOME? At a Guide Price of £120,000 - £130,000 we may have just found it for you! With TWO BEDROOMS, this superb home is CLOSE to Castleford town centre and includes a kitchen with a UTILITY ROOM, a GROUND FLOOR W.C plus a rear GARDEN!













Lounge

14' 11" max x 12' 2" max (4.55m max x 3.71m max) Having the entrance door to the front aspect, a double glazed window also to the front, and a gas central heating radiator.

Kitchen

7' 9" max x 9' max (2.36m max x 2.74m max) Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a sink and drainer, an electric oven with an electric hob, tiling to the splash areas and a cooker hood over. Also includes plumbing for a washing machine, and an under stair storage cupboard.

Utility Room

8' 10" max x 6' 6" max (2.69m max x 1.98m max) Equipped with wall and base units and a work surfaces, a gas central heating radiator and a double glazed window to the rear.

W.C

Equipped with a wash hand basin, a low level flush w.c and a double glazed window to the rear.

Bedroom One

12' 2" max x 12' 1" max (3.71m max x 3.68m max) Double glazed window to the rear and a gas central heating radiator.

House Bathroom

Fitted with a four piece bathroom suite which includes a bath with mixer taps a shower cubicle, a wash hand basin and a low level flush w.c. Also has a double glazed windows to the front and rear plus a gas central heating radiator.

Bedroom Two

10' 9" max x 9' max ($3.28m \max x 2.74m \max$) Double glazed window to the front aspect, a cupboard housing the gas central heating boiler, and a gas central heating radiator.

Garage

17' max x 10' 7" max (5.18m max x 3.23m max) Having an up and over door, power and lighting.

Exterior

Externally the property has an enclosed garden to the rear, with a patio seating area, a raised lawn and gated access.





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Lister Street, Castleford

- Guide Price £120,000 £130,000
- End Terrace Home
- Two Bedrooms
- Kitchen With Utility Room
- Ground Floor W.C

Tenure: Freehold EPC Rating: D

guide price

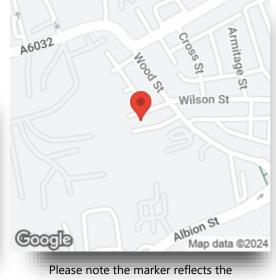
£120,000 - £130,000





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postcode not the actual property

The Property Ombudsman

Property Ref: CAF112888 - 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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