

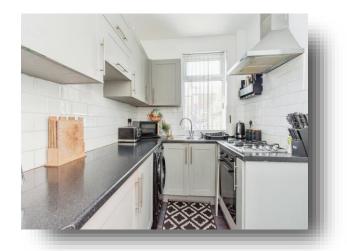
**Smawthorne Grove, Castleford WF10 5AT** 



# welcome to

# **Smawthorne Grove, Castleford**

ARE YOU a young FAMILY BUYER? Looking to live in a POPULAR residential location? Well, now YOU CAN! At a Guide Price of £125,000 - £135,000 this three bedroom mid terrace also offers TWO RECEPTION ROOMS, and a GOOD SIZE rear garden PERFECT for entertaining!













#### **Entrance Hall**

Having the entrance door to the front aspect, and a gas central heating radiator..

### Lounge

10' 9" max x 11' 9" max ( 3.28m max x 3.58m max ) Double glazed window to the front aspect, a gas central heating radiator and a built in cupboard housing the fuse box.

### **Dining Room**

12' 7" max x 14' 7" max ( 3.84m max x 4.45m max ) Featuring a double glazed window to the rear, a gas central heating radiator and a useful under stair storage cupboard.

#### Kitchen

6' 6" max x 9' 1" max ( 1.98m max x 2.77m max ) Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob, tiling to the splash areas and a cooker hood over. Also includes a built in under counter fridge and freezer, and plumbing for a washing machine. Gas central heating radiator, a double glazed window to the rear and a door leading out to the rear garden space.

#### **Bedroom One**

14' 7"  $\max x$  10' 9"  $\max (4.45 \text{m max } x$  3.28m  $\max)$  Having a double glazed window to the front, a gas central heating radiator and built in cupboard with an access hatch to the boarded loft.

### **Bedroom Two**

12' 1" max x 11' 8" max ( 3.68m max x 3.56m max )
Double glazed window to the rear, a built in boiler cupboard and a gas central heating radiator.

### **Bedroom Three**

6' 7" max x 9' 2" max ( 2.01m max x 2.79m max ) Double glazed window to the rear and a gas central heating radiator.

#### **House Bathroom**

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Also includes a heated towel rail and a double glazed window to the rear.

#### Exterior

Externally the property has an enclosed garden to the rear featuring a decked area, rubber chipping to the play area, plus an additional area laid to gravel.





## welcome to

# **Smawthorne Grove, Castleford**

- Guide Price £125,000 £135,000
- Mid Terrace Home
- Three Bedrooms
- Two Reception Rooms
- Perfect For The Young Family Buyer

Tenure: Freehold EPC Rating: D

guide price

£125,000 - £135,000









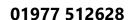
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Property Ref: CAF113096 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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