

Amberwood Avenue, Castleford WF10 5WA



welcome to

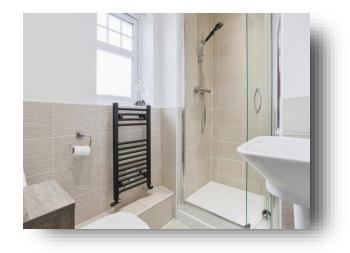
Amberwood Avenue, Castleford

SEARCHING FOR your PERFECT FAMILY HOME? At a Guide Price of £300,000 - £310,000 we may have just found it for you! BEAUTIFULLY PRESENTED THROUGHOUT, this immaculate home offers four GOOD SIZE BEDROOMS, and EN-SUITE, gardens, GARAGE and SO MUCH MORE!













Entrance Hall

Having the entrance door to the front aspect and stairs to the first floor landing.

Lounge

10' 7" max x 15' 3" max (3.23m max x 4.65m max) Having a double glazed window to the front aspect and a gas central heating radiator.

Dining Kitchen

17' 8" max x 9' 10" max (5.38m max x 3.00m max) Featuring a modern fitted kitchen with a range of both wall and base units and complimentary work surfaces over. Includes an integrated fridge freezer and an integrated dishwasher, a one and a half bowl sink and drainer, plus an electric oven with a gas hob, matching splash back and a cooker hood over. Also has a double glazed window to the rear, French doors to the rear and a gas central heating radiator.

Utility Room

5' 4" max x 5' 7" max (1.63m max x 1.70m max) Equipped with base units and a work surface, an integrated washing machine, double glazed window to the rear and a gas central heating radiator.

W.C

Fitted with a low level flush w.c, a wash hand basin and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator and the loft access hatch.

Bedroom One

13' 2" max x 10' 6" max (4.01m max x 3.20m max) Double glazed window to the front, fitted wardrobes and a gas central heating radiator.

En-Suite

Comprising of a shower cubicle, a wash hand basin and a low level flush w.c. Also featuring a heated towel rail and a double glazed window to the front.

Bedroom Two

9' 8" max x 11' 3" max (2.95m max x 3.43m max) Double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

 8^{\prime} 5" max x 10' 6" max (2.57m max x 3.20m max) Double glazed window to the rear and a gas central heating radiator.

Bedroom Four

8' 4" max x 10' 8" max (2.54m max x 3.25m max) Having a 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. Tiling to all visible areas, a heated towel rail and a double glazed window to the rear.

Exterior

Externally the property has a generous driveway to the front and a lawn while to the rear is a further garden space with a patio seating area, lawn and an outdoor tap.

Garage

An integral garage with an up and over door, power, lighting and the gas central heating boiler.





welcome to

Amberwood Avenue, Castleford

- Guide Price £300,000 £310,000
- Detached Family Home
- Four Good Size Bedrooms
- En-Suite & Ground Floor W.C
- Dining Kitchen With Utility Room

Tenure: Freehold EPC Rating: B

guide price

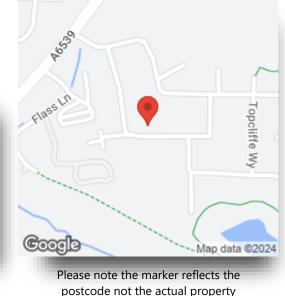
£300,000 - £310,000





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The Property Ombudsman

Property Ref: CAF110948 - 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.

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.

william h brown



01977 512628



10 Bank Street, CASTLEFORD, West Yorkshire, WF10 1HZ



williamhbrown.co.uk