



Leeds Road, Cutsyke Castleford WF10 5HE

welcome to

Leeds Road, Cutsyke Castleford

READY TO MAKE A MOVE? At a Guide Price of £125,000 - £135,000 we may have found the PERFECT HOME for you! IDEAL for the FIRST TIME BUYER, this mid terrace property is for sale with NO CHAIN and includes TWO DOUBLE BEDROOMS, GARDENS and an additional CELLAR SPACE!



Lounge

13' 2" max x 12' 8" max (4.01m max x 3.86m max)
Having the entrance door to the front aspect, a double glazed window also to the front and a gas central heating radiator.

Kitchen

14' 6" max x 13' 2" max (4.42m max x 4.01m 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 an electric hob, plumbing for a washing machine and the gas central heating combination boiler. Double glazed window to the rear and a door also to the rear.

Cellar

15' 5" max x 13' 3" max (4.70m max x 4.04m max)
A useful cellar space with a double glazed window to the front aspect, lighting and a gas central heating radiator.

Bedroom One

12' 2" max x 13' 2" max (3.71m max x 4.01m max)
Double glazed window to the front aspect, a built in storage cupboard and a gas central heating radiator.

Bedroom Two

14' 2" max x 9' 3" max (4.32m max x 2.82m max)
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. Also includes a double glazed window to the rear and a gas central heating radiator.

Exterior

Externally the property has a buffer garden to the front with wall boundaries and steps leading up to the front door.

To the rear is an enclosed garden space featuring an artificial lawn and gated access.



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welcome to

Leeds Road, Cutsyke Castleford

- Guide Price £125,000 - £135,000
- Mid Terrace Home
- No Chain
- Two Double Bedrooms
- Ideal First Home

Tenure: Freehold EPC Rating: E

guide price

£125,000 - £135,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), coverage and orientation are approximate. No liability is accepted for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF112868 - 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



castleford@williamhbrown.co.uk



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



williamhbrown.co.uk