

Hopwood Grove, CASTLEFORD WF10 3AZ



### welcome to

## Hopwood Grove, CASTLEFORD

\*\*\* ATTENTION FIRST TIME BUYERS \*\*\* If you're READY to fly the nest, we've found a SUPERB semi detached home for you! At a Guide Price of £140,000 - £150,000 this is a fantastic opportunity to buy a THREE BEDROOM property with GARDENS and OFF STREET PARKING!













#### **Entrance Hall**

Having an entrance door to the front aspect, a useful under stair storage cupboard and stairs to the first floor landing.

#### Lounge

14' 7" max x 10' 5" max ( 4.45m max x 3.17m max ) Having a double glazed window to the front, a feature fire place with gas fire, surround and hearth, plus a gas central heating radiator.

#### **Dining Kitchen**

18' 2" max x 10' 5" max ( 5.54m max x 3.17m 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 an integrated microwave, plus an electric hob. Also includes plumbing for a washing machine, an integrated dish washer, a built in storage cupboard, a double glazed window to the rear and double glazed French doors leading out to the rear garden and a door to the side.

#### W.C

Fitted with a low level flush w.c, and a double glazed window to the side.

#### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side, a built in cupboard, gas central heating radiator and an access hatch to the loft.

#### **Bedroom One**

11' 1" max x 14' 9" max ( 3.38m max x 4.50m max ) With a double glazed window to the front aspect, a built in cupboard housing the water tank and a gas central heating radiator.

#### **Bedroom Two**

14' 9" max x 8' 10" max ( 4.50m max x 2.69m max ) Double glazed window to the rear, two built in storage cupboards and a gas central heating radiator.

#### **Bedroom Three**

9' 2" max x 7' 10" max ( 2.79m max x 2.39m max ) Double glazed window to the front aspect and a gas central heating radiator.

#### **House Bathroom**

Consisting of a three piece bathroom suite which includes a bath with taps, a wash hand basin and a low level flush w.c. Also has a gas central heating radiator and a double glazed window to the rear.

#### Exterior

Externally the property has a driveway for off street parking to the front while to the rear is a generous garden which is mostly laid to lawn and includes an out door tap and a garden shed.

#### **Please Note**

This property is of non-standard construction.





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## Hopwood Grove, CASTLEFORD

- Guide Price £140,000 £150,000
- Semi Detached Home
- Three Bedrooms
- Ideal For The First Time Buyer
- Well Presented Throughout ٠

Tenure: Freehold EPC Rating: Awaited

quide price

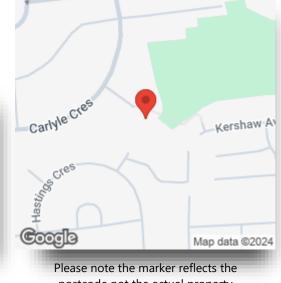
# £140,000 - £150,000





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postcode not the actual property

The Property Ombudsman

Property Ref: CAF113100 - 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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