



Shakespeare Crescent, Castleford WF10 3HE

welcome to

Shakespeare Crescent, Castleford

SEARCHING for single level living accommodation? At a Guide Price of £105,000 - £115,000 this GROUND FLOOR apartment is for sale with NO CHAIN and is PERFECT for the first time buyer, buy to let investor or those looking to down size! Ready to move in to, this is a MUST VIEW!



Entrance Hall

Having an entrance door to the front aspect.

Open Plan Living Kitchen

11' 9" max x 17' 3" max (3.58m max x 5.26m max)

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an electric oven with an electric hob, tiling to the splash areas and a cooker hood over. Also includes plumbing for a washing machine, a gas central heating radiator and a double glazed window to the lounge area.

Bedroom One

8' 1" max x 13' 3" max (2.46m max x 4.04m max)

Double glazed window to the side aspect and a gas central heating radiator.

Bedroom Two

6' 3" max x 7' 10" max (1.91m max x 2.39m max)

Double glazed window to the front aspect and a gas central heating radiator.

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 part tiling and a heated towel rail.

Exterior

Externally the property has an allocated parking space.



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Shakespeare Crescent, Castleford

- Guide Price £105,000 - £115,000
- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living Kitchen
- Ideal For First Time Buyers

Tenure: Leasehold EPC Rating: C

guide price

£105,000 - £115,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CAF111126 - 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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