

Bedale Road, Castleford WF10 5GL



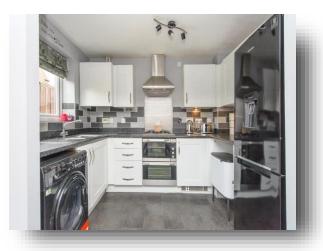
welcome to

Bedale Road, Castleford

Guide Price £210,000 - £220,000 - Set within a POPULAR residential location this MODERN home offers FANTASTIC living accommodation for the growing family. With accommodation over three floors and having an ENCLOSED REAR GARDEN plus OFF STREET PARKING and GARAGE, this superb home is not to be missed!













Entrance Hall

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

Lounge

12' 2" max x 18' max (3.71m max x 5.49m max) Double glazed window to the front and a gas central heating radiator.

Dining Kitchen

15' 5" max x 9' 10" max (4.70m max x 3.00m max) Comprising of a modern 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, splash back and cooker hood extractor over. Plumbing for a washing machine and space for a fridge freezer. Double glazed window to the rear, double glazed French doors leading out to the rear garden and a gas central heating radiator.

First Floor Landing

Double glazed window to the front and side.

Bedroom Two

15' 5" max x 8' 9" max (4.70m max x 2.67m max) Two double glazed windows to the rear aspect and a gas central heating radiator.

Bedroom Three

8' 4" max x 13' 3" max (2.54m max x 4.04m max) Double glazed window to the front aspect and a gas central heating radiator.

House Bathroom

Fitted with a three piece bathroom suite comprising of a white panel bath, a wash hand basin and a low level flush w.c. Part tiling, extractor fan and a gas central heating radiator.

Second Floor Landing

With stairs continuing from the first floor landing and having a double glazed window to the side aspect.

Bedroom One

15' 5" max x 11' 11" max (4.70m max x 3.63m max) Double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator. Door to the en-suite facilities.

En-Suite

Equipped with a shower cubicle, wash hand basin and low level flush w.c. part tiling, gas central heating radiator and a double glazed window to the rear.

Exterior

Externally the property has a buffer garden to the front as well as a further lawned garden to the rear which also has a decked and paved seating area. The property also has off street parking an separate single garage.





welcome to

Bedale Road, Castleford

- Guide Price £210,000 £220,000
- Modern End Town House
- Three Bedrooms
- Master Bedroom With En-Suite
- Accommodation Over Three Floors ٠

Tenure: Freehold EPC Rating: C

guide price

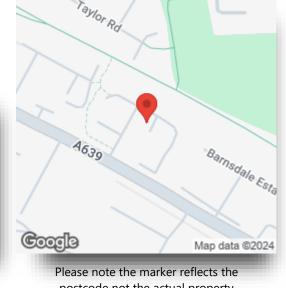
£210,000 - £220,000





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postcode not the actual property

The Property Ombudsman

Property Ref: CAF113248 - 0005 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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william h brown



01977 512628

WF10 1HZ



10 Bank Street, CASTLEFORD, West Yorkshire,



williamhbrown.co.uk