

Lewin Grove, Castleford WF10 3SF



## welcome to

## Lewin Grove, Castleford

LOOKING for a BEAUTIFULLY presented family home? At a Guide Price of £185,000 - £195,000 we've found it for you! Offering THREE GOOD SIZE bedrooms, this IMPRESSIVE semi detached is set on a generous plot which includes a DRIVEWAY for off street parking and a larger than average GARDEN TO THE REAR!













#### **Entrance Porch**

Having the entrance door to the front aspect and double glazed windows to the side. Door leading to the entrance hall.

#### **Entrance Hall**

With stairs to the first floor landing.

#### Lounge / Diner

19' 7" max x 9' 8" max ( 5.97m max x 2.95m max ) Featuring a double glazed window to the front aspect and double glazed French doors leading out to the rear garden. Oak flooring, and a gas central heating radiator.

#### Kitchen

11' 3" max x 16' 8" max ( 3.43m max x 5.08m max ) Comprising of a fitted kitchen with a range of both wall and base units with complimentary oak work surfaces over. Also includes a sink and drainer with mixer tap, an electric oven and microwave, plus a five ring gas hob with matching splash back, and a cooker hood unit over. Integrated appliances include the fridge freezer, washing machine and dishwasher. Built in storage cupboard, ceiling spotlights, a double glazed window to the rear and a door to the side.

#### **First Floor Landing**

With stairs rising from the ground floor and having a built in boiler cupboard, and an access hatch to the loft.

#### **Bedroom One**

11' 4" max x 10' 2" max, plus door recess ( 3.45m max x 3.10m max, plus door recess ) Double glazed window to the front aspect, a built in cupboard, and a gas central heating radiator.

#### **Bedroom Two**

8' 9" max x 13' 3" max ( 2.67m max x 4.04m max ) Double glazed window to the rear and a gas central heating radiator.

#### **Bedroom Three**

6' 4" max x 11' 9" max ( 1.93m max x 3.58m max ) Double glazed window to the front, 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. Heated towel rail and a double glazed window to the rear.

#### Exterior

Externally the property has a driveway to the front for off street parking, while to the rear is a generous garden space with a patio seating area, a lawn, fruit tress, vegetable beds, a garden shed, greenhouse, and an outdoor tap.





### welcome to

## Lewin Grove, Castleford

- Guide Price £185,000 £195,000
- Impressive Semi Detached Home
- Three Bedrooms
- **Beautifully Presented Throughout**
- **Off Street Parking** •

Tenure: Freehold EPC Rating: D

guide price

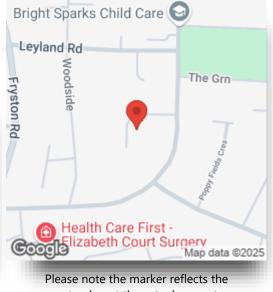
# £185,000 - £195,000





view this property online williamhbrown.co.uk/Property/CAF113371





postcode not the actual property

The Property Ombudsman

Property Ref: CAF113371 - 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