

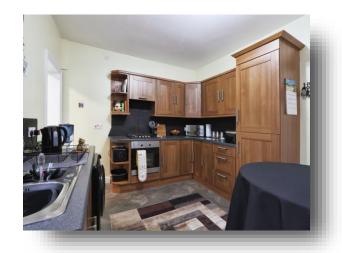




welcome to

Westfields, Castleford

GUIDE PRICE £130,000-£140,000 PERFECT for the first time or young family buyer, this GREAT example of a terraced home offers a kitchen diner, two GOOD SIZED bedrooms PLUS a garden IDEAL for entertaining come SUMMER! DON'T MISS OUT call us to view on 01977 512628.













Lounge

14' 9" max x 13' 3" max (4.50m max x 4.04m max) Having the composite entrance door to the front aspect and a double glazed window also to the front, plus a gas central heating radiator and an electric fire.

Kitchen Diner

11' 5" max x 10' 8" max (3.48m max x 3.25m 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 stainless steel sink and drainer, an electric oven with gas hob, integrated fridge freezer, plumbing for a washing machine, and understairs storage cupboard, a gas central heating radiator and a double glazed window to the rear aspect.

Downstairs Bathroom

Equipped with a three piece bathroom suite which includes a bath, a wash hand basin, a low level flush w.c. and a heated towel rail.

Bedroom One

15' $\max x$ 10' 8" $\max (4.57m \max x 3.25m \max)$ Double glazed window to the front aspect, and a gas central heating radiator.

Bedroom Two

11' 5" $\max x$ 10' 9" $\max ($ 3.48m $\max x$ 3.28m $\max)$ Double glazed window to the rear, a built in storage cupboard and a gas central heating radiator

Exterior

To the front is a buffer garden whilst to the rear is a low maintenance garden with a sheltered seating, area, outdoor sockets an outdoor tap and a useful breeze block outbuilding with a roller shutter door to the front and power and light.





welcome to

Westfields, Castleford

- GUIDE PRICE £130,000-£140,000
- Mid Terraced Home
- Two Bedrooms
- Kitchen Diner
- Well Presented

Tenure: Freehold EPC Rating: D

£130,000









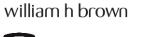
Please note the marker reflects the postcode not the actual property

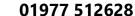
view this property online williamhbrown.co.uk/Property/CAF113370



Property Ref: CAF113370 - 0006 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.

K





castleford@williamhbrown.co.uk

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

williamhbrown.co.uk

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.