



Westfields, Castleford WF10 5JQ

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!!



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.



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Westfields, Castleford

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

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£130,000 - £140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF113370 - 0008

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