



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

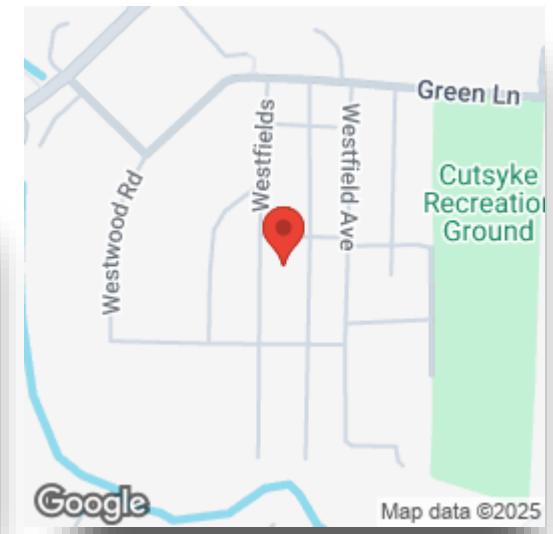
Council Tax Band: A

guide price

£130,000 - £140,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF113370 - 0008

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