



**Waterloo Close, Castleford WF10 5PG**



**welcome to**

## **Waterloo Close, Castleford**

Guide price £160,000 - 170,000 Being WELL PRESENTED throughout and offered for sale with NO CHAIN, this lovely home would make an IDEAL purchase for the FIRST TIME BUYER. Set in the WHITWOOD area of Castleford CLOSE to motorway network links, this is a property NOT TO BE MISSED!



### Entrance Porch

Having a composite entrance door to the side and double glazed window to the front and side.

### Entrance Hall

With a double glazed window to the side, stairs to the first floor landing and a gas central heating radiator.

### Lounge

20' 3" max x 10' 2" max ( 6.17m max x 3.10m max )

With double doors from the entrance hall, this good size living room has a double glazed window to the front aspect and double glazed French doors to the rear. Gas central heating radiator.

### Kitchen

8' 1" max x 18' 11" max ( 2.46m max x 5.77m max )

Equipped with a modern fitted kitchen comprising of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven and hob with extractor unit over. Plumbing for a washing machine, gas central heating radiator and under stair storage cupboard. Double glazed window to the side aspect, and a door to the side.

### First Floor Landing

With stairs rising from the entrance hall and having a double glazed window to the side, gas central heating radiator and access to the boarded loft which also has power and a light.

### Bedroom One

14' 4" max x 9' 3" max ( 4.37m max x 2.82m max )

Double glazed window to the front, gas central heating radiator and built in storage cupboard.

### Bedroom Two

10' 3" max x 11' max ( 3.12m max x 3.35m max )

Double glazed window to the rear and a gas central heating radiator.

### House Bathroom

Comprising of a three piece bathroom suite which

includes a bath with taps and a shower over, a wash hand basin, and the W.C. Heated towel rail. Ceiling spotlights and a double glazed window to the side.

### Exterior

Externally the property has gardens to both the front and rear with the rear garden being mostly laid to lawn and with a decked seating area, a detached garage and a driveway.

### Please Note

Half of the driveway is rented from the council currently at a cost of £100 per year.



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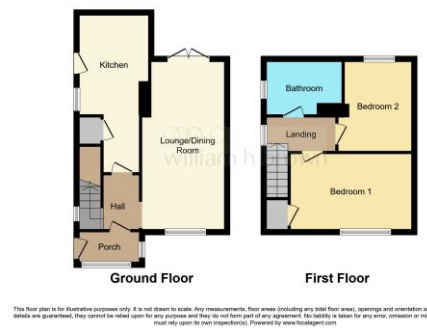
## Waterloo Close, Castleford

- GUIDE PRICE £160,000 - £170,000
- Two Bed Semi Detached Home
- Ideal Starter Home
- Front & Rear Gardens
- Detached Garage & Driveway

Tenure: Freehold EPC Rating: C

guide price

**£160,000**



Please note the marker reflects the  
postcode not the actual property

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