

Fletchers Way, Allerton Bywater Castleford WF10 2FL



welcome to

Fletchers Way, Allerton Bywater Castleford

Looking for a MODERN HOME in Allerton Bywater? Then let your search end here! Contact us to book your viewing of this fantastic DETACHED home which offers STYLISH living accommodation to the ground floor and TWO DOUBLE BEDROOMS to the first floor!













Entrance Hall

Door to the front aspect, double glazed window to the side and an under stairs storage cupboard.

Lounge

16' 6" max x 9' 9" max (5.03m max x 2.97m max) With French doors to the rear aspect with fitted blinds incorporated and a gas central heating radiator.

Kitchen Diner

13' 2" max x 10' 7" max (4.01m max x 3.23m max) With a range of both wall and base units and complimentary work surfaces over. Also includes a stainless steel sink and drainer, an electric oven with a gas hob, matching splash back, a cooker hood extractor over and an integrated washing machine and fridge freezer, the gas central heating boiler, double glazed window to the front and side and a gas central heating radiator.

W.C

Equipped with a wash hand basin, a low level flush w.c, and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the front, a gas central heating radiator and the loft access hatch.

Bedroom One

13' 3" max x 11' 4" max (4.04m max x 3.45m max) With two double glazed window to the side aspect, a double glazed window to the front, built in storage cupboard and a gas central heating radiator.

Bedroom Two

13' 3" max x 8' 7" max (4.04m max x 2.62m max) Double glazed window to the front and a gas central heating radiator.

House Bathroom

Comprising 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. and a gas central

heating radiator.

Exterior

With a driveway to both sides of the property and enclosed garden to the rear including a patio seating area, astro turf lawn, an outdoor tap and external power points.





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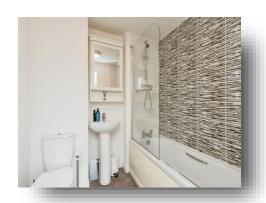
Fletchers Way, Allerton Bywater Castleford

- Guide Price £210,000 £220,000
- Modern Detached Home
- Two Double Bedrooms
- Kitchen Diner
- Ground Floor W.C

Tenure: Freehold EPC Rating: B

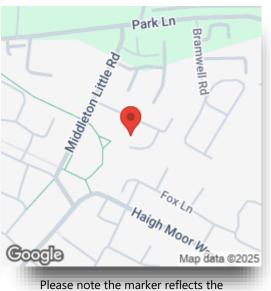
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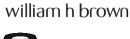


Please note the marker reflects the postcode not the actual property

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Property Ref: CAF113487 - 0003 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.





01977 512628



castleford@williamhbrown.co.uk



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



williamhbrown.co.uk

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