



Fletchers Way, Allerton Bywater Castleford WF10 2FL

welcome to

Fletchers Way, Allerton Bywater Castleford

****OPEN HOUSE EVENT 18th May 11am-12pm**** GUIDE PRICE £200,000-£210,000. Looking for a MODERN HOME in Allerton Bywater? Contact us to book your viewing of this fantastic chain free DETACHED home which offers STYLISH accommodation to the ground floor and TWO DOUBLE BEDROOMS on 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

- ****OPEN HOUSE EVENT 18th May 11am-12pm****
- ****GUIDE PRICE £200,000-£210,000****
- Modern Detached Home
- Two Double Bedrooms
- CHAIN FREE

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£200,000 – £210,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CAF113487](https://www.williamhbrown.co.uk/Property/CAF113487)



Property Ref:
CAF113487 - 0006

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