



**Melville Drive, Castleford WF10 5FT**

**welcome to**

**Melville Drive, Castleford**

READY TO FLY THE NEST? This INCREDIBLE two double bedroom end terraced provides versatile MODERN living, en-suite to master bedroom PLUS a sperate shower room. With Open plan living this is a MUST see! Call us to view on 01977 512628.



### **Entrance Hall**

Having an entrance door to the side, a built in storage cupboard and a gas central heating radiator.

### **Bedroom Two**

15' 2" max x 8' 9" max ( 4.62m max x 2.67m max )

With a double glazed window to the front and side and a gas central heating radiator.

### **Shower Room**

Fitted with a shower cubicle, a wash hand basin, low level flush w.c, a built in storage cupboard with plumbing for a washing machine and a heated towel rail.

### **First Floor Landing Lounge, Kitchen Diner**

15' 3" max x 15' 2" max ( 4.65m max x 4.62m max )

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, tiling to the splash areas, an electric oven with an electric hob and a cooker hood over. Also includes an integral fridge/freezer and dishwasher, spotlights, a gas central heating radiator and double glazed window to the front and side aspect.

### **Second Floor Landing Bedroom One**

15' 2" max x 15' 5" ( 4.62m max x 4.70m )

With two double glazed windows to the front and two double glazed windows to the side, fitted wardrobes, a gas central heating radiator and loft access.

### **En-Suite**

Fitted with a shower cubicle, a wash hand basin, low level flush w.c and a heated towel rail.

### **Exterior**

Externally the property has a driveway providing off street parking,



***view this property online*** [williamhbrown.co.uk/Property/CAF113375](http://williamhbrown.co.uk/Property/CAF113375)





welcome to

## Melville Drive, Castleford

- Guide Price £150,000 - £160,000
- Two Double Bedrooms
- End Terrace Home
- En-Suite To Master Bedroom
- Versatile Living

Tenure: Freehold EPC Rating: C

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CAF113375](https://williamhbrown.co.uk/Property/CAF113375)



Property Ref:  
CAF113375 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01977 512628**



[castleford@williamhbrown.co.uk](mailto:castleford@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**