

**Leeds Road, Cutsyke Castleford WF10 5HH** 



## welcome to

## **Leeds Road, Cutsyke Castleford**

CALLING all FIRST TIME BUYERS and INVESTORS alike! This TWO bedroom house is perfect for taking that first step on the property ladder or is waiting to house your next tenant! This WON'T be around for long! Call us to book a viewing on 01977 512628.













Lounge 14' x 12' 2" ( 4.27m x 3.71m ) Kitchen Diner

14' x 12' 2" ( 4.27m x 3.71m )

**Bedroom One** 

14' 1" x 12' 2" ( 4.29m x 3.71m )

**Bedroom Two House Bathroom** 





## welcome to

## Leeds Road, Cutsyke Castleford

- Two Bedrooms
- Mid Terraced Home
- Kitchen Diner
- Yard To Rear
- Perfect For First Time Buyers & Investors

Tenure: Freehold EPC Rating: C

guide price

£110,000







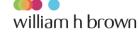


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113510



Property Ref: CAF113510 - 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.





01977 512628



castleford@williamhbrown.co.uk



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



williamhbrown.co.uk

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