



**Redhill Chase, Castleford WF10 4SL**

**welcome to**

**Redhill Chase, Castleford**

LOOKING FOR A READY MADE GARDEN to compliment this FABULOUS example of a FOUR bedroom detached FAMILY home? Then look no further! At a Guide Price of £325,000 - £350,000 this detached home is a MUST see to appreciate how much it has to offer the growing family! Call us on 01977 512628.



### Entrance Hall

Having the entrance door to the front aspect, solid oak flooring and a built in storage cupboard.

### Dining Room

10' 7" x 8' 4" ( 3.23m x 2.54m )

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

### Lounge

15' 8" x 12' ( 4.78m x 3.66m )

Double glazed window to the side, French doors to the rear, gas fire with surround and a gas central heating radiator.

### W.C

Double glazed window to the side, low level flush w.c, and a wash hand basin.

### Kitchen Diner

12' 9" x 9' 5" ( 3.89m x 2.87m )

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary Quartz work surfaces over. Includes a sink and drainer, electric oven, induction hob and cooker hood over. Also features an integrated fridge freezer, an integrated dishwasher a double glazed window to the rear, door to the side aspect and a gas central heating radiator.

### Utility Room

Providing wall and base units with work surfaces over, plumbing for a washing machine and space for a dryer, a double glazed window to the side and a gas central heating radiator.

### First Floor Landing

With stairs rising form the ground floor and have an access hatch to the part boarded loft and a built in storage cupboard.

### Bedroom One

12' 7" x 10' 5" ( 3.84m x 3.17m )

Double glazed window to the front aspect, fitted wardrobes, gas central heating radiator and a built in

storage cupboard.

### En-Suite

Equipped with a bath with shower over, a wash hand basin and a low level flush w.c.a heated towel rail and a double glazed window to the front.

### Bedroom Two

12' 6" x 9' 1" ( 3.81m x 2.77m )

Double glazed window to the rear, fitted wardrobes, spotlights and a gas central heated radiator.

### Bedroom Three

12' 6" x 10' 2" ( 3.81m x 3.10m )

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

### Bedroom Four

10' 7" x 8' 1" ( 3.23m x 2.46m )

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

### House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a mixer tap and shower over, a wash hand basin set in a vanity unit and a low level flush w.c. Also has a heated towel rail, a double glazed window to the side and spotlights.

### Integral Garage

17' 5" x 8' 2" ( 5.31m x 2.49m )

With an up and over door, power and light.

### Exterior

Externally the property has a block paved driveway leading to the integral garage whilst the rear has a good sized ready made garden with layed lawn, decked seating area with pagoda and a patio seating area and a useful shed.



**view this property online** [williamhbrown.co.uk/Property/CAF113500](http://williamhbrown.co.uk/Property/CAF113500)





welcome to

## Redhill Chase, Castleford

- OPEN HOUSE Saturday 26th April 9:30-10:30
- Guide Price £325,000 - £350,000
- Four Bedroom Detached Family Home
- MODERN Kitchen Diner PLUS Dining Room
- En-Suite Bathroom, Ground Floor WC & Family Bathroom

Tenure: Freehold EPC Rating: E

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CAF113500](https://williamhbrown.co.uk/Property/CAF113500)



Property Ref:  
CAF113500 - 0005

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)**