





## welcome to

## **Love Lane, Castleford**

LOOKING for your FIRST home or maybe an INVESTMENT opportunity?? Are you wanting something that you can make your own? Then look no further, than this fabulous opportunity to buy this two bedroom SEMI detached home! With a MODERN kitchen and gardens to FRONT & REAR this is a MUST see!













**Entrance Hall** Lounge

15' 4" x 11' 1" ( 4.67m x 3.38m )

**Breakfast Kitchen** 

11' 9" x 7' 6" ( 3.58m x 2.29m )

**First Floor Landing Bedroom One** 

11' 9" x 11' 9" ( 3.58m x 3.58m ) **Bedroom Two** 

11' 1" x 9' 8" ( 3.38m x 2.95m )

**House Bathroom Garden To Front Garden To Rear** 





## welcome to

## Love Lane, Castleford

- Two Double Bedrooms
- Semi Detached
- MODERN Kitchen
- **Entrance Hall**
- Gardens To Front & Rear

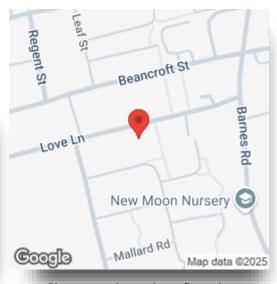
Tenure: Freehold EPC Rating: D

£130,000









Please note the marker reflects the postcode not the actual property





Property Ref: CAF113471 - 0002 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



william h brown

castleford@williamhbrown.co.uk



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



williamhbrown.co.uk

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.