



Colliery Close, Allerton Bywater Castleford WF10 2GN

welcome to

Colliery Close, Allerton Bywater Castleford

ARE YOU MOVING FOR A BIGGER GARDEN? Then look no further! At a Guide Price of £240,000 - £250,000 this not only gives you a versatile yet EXTENSIVE garden PERFECT for entertaining or for the kids to play in, but a beautiful open plan lounge/ kitchen diner READY for the growing FAMILY! Call to VIEW!!



Entrance Hall
Open Plan Lounge Kitchen Diner

29' 9" x 13' 3" (9.07m x 4.04m)

W.C

Rear Entrance Hall

Bedroom One

16' 8" x 9' 5" (5.08m x 2.87m)

Bedroom Two

13' 9" x 9' 5" (4.19m x 2.87m)

Bedroom Three

6' 9" x 10' (2.06m x 3.05m)

House Bathroom

Two Parking Spaces

Garden To Rear



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Colliery Close, Allerton Bywater Castleford

- Guide Price £240,000 - £250,000
- Three Bedroom Semi Detached Home
- OPEN PLAN Lounge & Kitchen Diner
- W.C
- Double Driveway

Tenure: Freehold EPC Rating: B

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF113404 - 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.

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@williambrown.co.uk



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



williambrown.co.uk