



Mapplewell Road, Castleford WF10 2PZ

Welcome to

Mapplewell Road, Castleford

At a Guide Price of £310,000 - £320,000, this spacious four bedroom detached home is ready for you to grab your things and MOVE ON IN! With four bedrooms, a garden, drive and garage, this property has room for the WHOLE FAMILY! Don't miss out - call us on 01977 512628 to arrange a viewing today.



Entrance Hall**Lounge**

19' 5" max x 10' 8" max (5.92m max x 3.25m max)

Kitchen Diner

19' 4" max x 10' 8" max (5.89m max x 3.25m max)

W.C**Utility**

7' 1" max x 5' 2" max (2.16m max x 1.57m max)

First Floor Landing**Bedroom One**

11' 1" max x 10' 8" max (3.38m max x 3.25m max)

En-Suite**Bedroom Two**

11' 1" max x 11' max (3.38m max x 3.35m max)

Bedroom Three

11' max x 8' 6" max (3.35m max x 2.59m max)

Bedroom Four

10' 2" max x 7' 3" max (3.10m max x 2.21m max)

Family Bathroom**Detached Garage****Exterior**

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Welcome to

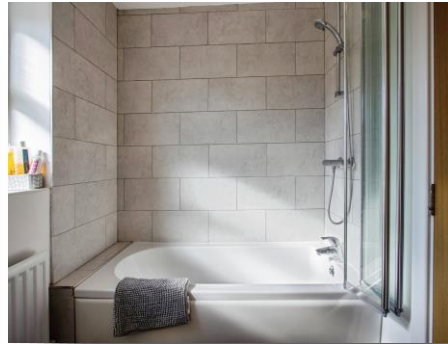
Mapplewell Road, Castleford

- Guide Price £310,000 - £320,000
- Four Bedroom Detached Family Home
- MODERN Kitchen Diner
- En-Suite, Ground Floor W.C & Family Bathroom
- Detached Garage & Driveway

Tenure: Freehold EPC Rating: C

guide price

£310,000 - £320,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF113494 - 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.

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