

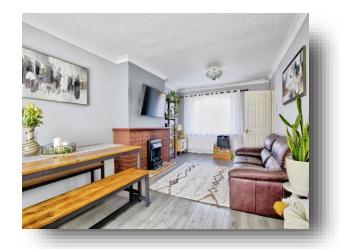
Ambleside Road, Castleford WF10 2PF

Welcome to

Ambleside Road, Castleford

At a Guide Price £150,000 - £160,000, this charming 3-bedroom semi-detached property offers spacious living accommodation, perfect for families or first-time buyers! This home combines affordability with convenience, boasting proximity to local amenities and transport links. Call us to view!













Entrance Hall Kitchen

16' 7" max x 9' 2" max (5.05m max x 2.79m max)

Lounge Diner

21' 6" max x 10' 9" max (6.55m max x 3.28m max)

Bedroom One

12' 4" max x 10' 9" max (3.76m max x 3.28m max)

Bedroom Two

12' 6" max x 9' 9" max (3.81m max x 2.97m max)

Bedroom Three

11' 11" max x 5' 8" max (3.63m max x 1.73m max)

Family Bathroom W.C. Front Garden

Rear Garden





Welcome to

Ambleside Road, Castleford

- Guide Price £150,000 £160,000
- 3 Bed Semi Detached Home
- **Gated Driveway**
- Ideal For First Time Buyers And Families Alike
- **Access To Amenities Transport Links**

Tenure: Freehold EPC Rating: D

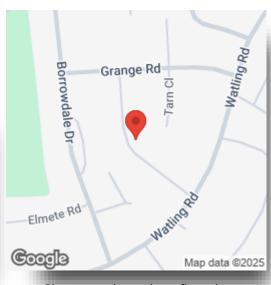
Guide price

£150,000 - £160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113387



Property Ref: CAF113387 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or



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