



Park Road, Castleford WF10 4RS

welcome to

Park Road, Castleford

This well-maintained semi-detached property boasts a spacious layout, a large garden ideal for outdoor living, a detached garage, and a driveway for added convenience. Situated close to local amenities, this home is perfect for families, first-time buyers, or investors. Call now to view!



Entrance Hall

Lounge

15' 8" max x 12' 4" max (4.78m max x 3.76m max)

Dining Room

9' 2" max x 8' 10" max (2.79m max x 2.69m max)

Kitchen

6' 7" max x 15' 7" max (2.01m max x 4.75m max)

First Floor Landing

Bedroom One

10' 4" max x 8' 4" max (3.15m max x 2.54m max)

Bedroom Two

9' 6" max x 9' 1" max (2.90m max x 2.77m max)

Bedroom Three

6' 5" max x 5' 10" max (1.96m max x 1.78m max)

Shower Room

Exterior

Garage



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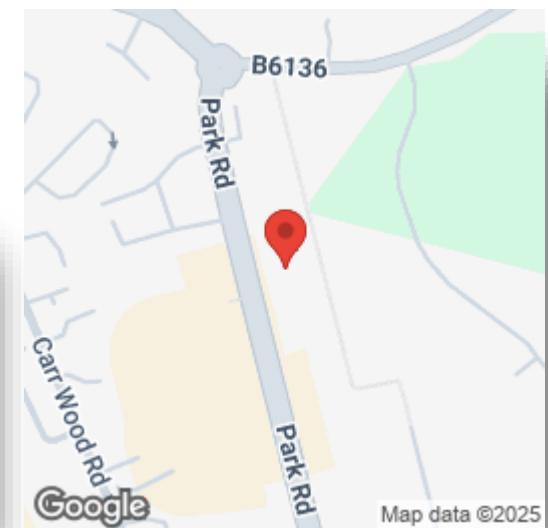
- Semi Detached Home
- Three Bedrooms
- Open Plan Kitchen Diner
- Detached Garage & Driveway
- Modern Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£170,000



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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.



Property Ref:
CAF113625 - 0004

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