



Smawthorne Grove, Castleford WF10 5AT

welcome to

Smawthorne Grove, Castleford

****Guide Price £120,000 - £130,000**** This IMMACULATE property is an IDEAL option for the FIRST TIME BUYER! This superb property is CLOSE to Castleford TOWN CENTRE, local AMENITIES, and transport links. With a MODERN KITCHEN and BATHROOM plus a REAR GARDEN SPACE!!



Lounge

13' 1" x 14' 11" (3.99m x 4.55m)

Having a composite entrance door to the front aspect and a double glazed window also to the front. Gas central heating radiator.

Dining Kitchen

12' 11" x 13' 1" (3.94m x 3.99m)

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, a gas cooker and plumbing for a washing machine. Ample space for a dining table, double glazed window to the rear and a door also to the rear.

First Floor Landing

Bedroom One

13' 2" x 11' 9" (4.01m x 3.58m)

Double glazed window to the front aspect, built in storage cupboard with loft access hatch, gas central heating radiator.

Bedroom Two

13' x 7' 2" (3.96m x 2.18m)

Double glazed window to the rear and a gas central heating radiator.

Bathroom

Equipped with a modern three piece bathroom suite which includes a bath with taps and a shower over, a wash hand basin and a low level flush w.c. Gas central heating radiator and a double glazed window to the rear.

Rear Garden

Externally the property has on street parking to the front while to the rear is an enclosed garden space with an artificial lawn, a decked seating area and an area laid to slate chippings. Outdoor light, walled boundaries and a single access gate.



view this property online williamhbrown.co.uk/Property/CAF113589



welcome to

Smawthorne Grove, Castleford

- GUIDE PRICE £120,000 - £130,000
- Two Bedroom, Mid Terrace Home
- Exceptionally Well Presented
- Enclosed Rear Garden
- Close to Amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£120,000 - £130,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113589



Property Ref:
CAF113589 - 0010

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@williamhbrown.co.uk



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



williamhbrown.co.uk