



Epsom Close, Castleford WF10 5XS

welcome to

Epsom Close, Castleford

COME and TAKE A LOOK at this MODERN, three bedroom semi detached home located on a popular NEW BUILD estate! With FANTASTIC motorway link and ready to move into, this is a PERFECT home for a VARIETY of buyers! Call us on 01977 512628 to view today!



Entrance Hall

Wc

Lounge

14' 7" max x 11' 7" max (4.45m max x 3.53m max)

Kitchen Diner

11' 5" max x 13' 4" max (3.48m max x 4.06m max)

First Floor Landing

Bedroom Two

12' 4" max x 8' 7" max (3.76m max x 2.62m max)

Bedroom Three

9' 3" max x 8' 1" max (2.82m max x 2.46m max)

House Bathroom

Stairs Leading To Second Floor

Master Bedroom

18' 9" max x 14' 8" max (5.71m max x 4.47m max)

En-Suite

Rear Garden



view this property online williamhbrown.co.uk/Property/CAF113766



welcome to

Epsom Close, Castleford

- Three Bedroom Semi Detached Home
- Kitchen Diner
- WC
- Master With En-Suite
- DOUBLE DRIVE WAY

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£215,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113766



Property Ref:
CAF113766 - 0004

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.



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