

Middleton Little Road, Allerton Bywater Castleford WF10 2FJ

welcome to

Middleton Little Road, Allerton Bywater Castleford

PRACTICALLY PERFECT IN EVERY WAY, this beautiful home set over THREE floors provides a DOWNSTAIRS WC, house bathroom on the middle floor and TOP TIER SHOWER ROOM. Any gardening enthusiasts will be BLOWN AWAY with this WEST FACING GARDEN and TWO lawn areas plus SUN ROOM and DOUBLE DRIVEWAY













W.C

Lounge

14' 5" x 14' 8" (4.39m x 4.47m)

Dining Kitchen

11' 3" x 14' 9" (3.43m x 4.50m)

Sun Room

11' 9" x 9' 5" (3.58m x 2.87m)

First Floor Landing

Bedroom One

14' 9" x 10' (4.50m x 3.05m)

Bedroom Four

7' 6" x 7' 6" (2.29m x 2.29m)

House Bathroom

Second Floor Landing

Bedroom Two

14' 8" x 10' (4.47m x 3.05m)

Bedroom Three

7' 5" x 9' 6" (2.26m x 2.90m)

Shower Room





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Middleton Little Road, Allerton Bywater Castleford

- ** GUIDE PRICE £290,000 £300,000 **
- Four Bedroom Home
- Beautifully Presented & Modern Throughout
- Ground Floor WC, Family Bathroom & Shower Room
- Sunroom

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£290,000 - £300,000







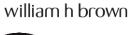


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113792



Property Ref: CAF113792 - 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.





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