

**Netherwood Avenue, CASTLEFORD WF10 2QW** 



# welcome to

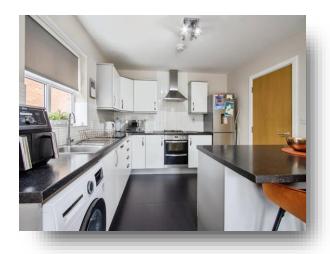
# **Netherwood Avenue, CASTLEFORD**

Modern, stylish FOUR-bedroom DETACHED home in Castleford. Offers lounge with FRENCH DOORS, SECOND RECEPTION room, sleek kitchen, guest W.C. master with EN SUITE plus family bathroom. Rear GARDEN with bar OUTBUILDING, GARAGE, DRIVEWAY. Bright, spacious, and HIGHLY DESIRABLE!













### **Entrance Hall**

## Lounge

11' 3" x 15' 8" ( 3.43m x 4.78m )

# **Dining Room**

10' 8" x 9' 7" ( 3.25m x 2.92m )

### Kitchen

18' 9" x 17' 9" ( 5.71m x 5.41m )

### W.C

## Landing

#### **Bedroom One**

9' 5" x 13' 5" ( 2.87m x 4.09m )

#### **Ensuite**

### **Bedroom Two**

13' 5" x 10' 9" ( 4.09m x 3.28m )

#### **Bedroom Three**

9' 4" x 9' 4" ( 2.84m x 2.84m )

### **Bedroom Four**

10' 6" x 10' 3" ( 3.20m x 3.12m )

#### **Bathroom**

# Garage

## **Outbuilding**





## welcome to

## **Netherwood Avenue, CASTLEFORD**

- \*\* GUIDE PRICE 320,000 £330,000 \*\*
- FOUR Bedroom, DETACHED Home
- **TWO Reception Rooms**
- DRIVEWAY and GARAGE
- Master ENSUITE Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

£320,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113824



Property Ref: CAF113824 - 0003 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 guidance 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





01977 512628



castleford@williamhbrown.co.uk



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



williamhbrown.co.uk

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.