



Birch Grove, CASTLEFORD WF10 3PH

welcome to

Birch Grove, CASTLEFORD

Located on a SOUGHT AFTER location in Castleford, this THREE bedroom SEMI DETACHED home features a bay fronted lounge, spacious KITCHEN DINER with integrated appliances, SECOND RECEPTION space, REAR GARDEN, DETACHED GARAGE with UTILITY space, and a boarded loft. MOVE IN READY and full of charm!



Front Garden

Entrance Hall

Lounge

9' 5" x 16' 1" (2.87m x 4.90m)

Dining Room

9' 9" x 6' 9" (2.97m x 2.06m)

Kitchen/ Diner

16' 8" max x 15' 10" max (5.08m max x 4.83m max)

Landing

Bedroom One

14' x 11' (4.27m x 3.35m)

Bedroom Two

9' 9" x 9' 7" (2.97m x 2.92m)

Bedroom Three

6' 6" x 5' 10" (1.98m x 1.78m)

Bathroom

Loft Space

15' 5" x 7' 9" (4.70m x 2.36m)

Rear Garden

Outbuilding

24' 6" x 14' 9" (7.47m x 4.50m)



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Birch Grove, CASTLEFORD

- ** GUIDE PRICE £220,000 - £230,000 **
- THREE Bedroom, SEMI Detached
- Detached GARAGE with UTILITY
- DRIVEWAY for OFF STREET Parking
- Enclosed REAR GARDEN

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

guide price

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF113857 - 0003

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