

Valley Court, Castleford WF10 5TR



welcome to

Valley Court, Castleford

** GUIDE PRICE £390,000 - £400,000 ** This stunning FOUR-bedroom DETACHED home in Castleford, offers spacious living with a bright lounge, modern kitchen, OFFICE, UTILITY and guest W.C. The MASTER has an EN SUITE, plus a stylish family BATHROOM. Outside boasts GARDEN, decking, and a DOUBLE GARAGE!

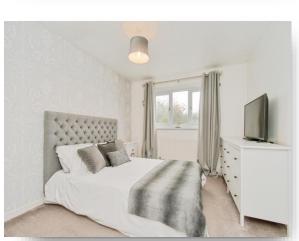












Front Garden

Entrance Hall

W.C

Lounge

14' 3" x 13' 7" (4.34m x 4.14m)

Kitchen

8' 8" x 27' 7" (2.64m x 8.41m)

Utility Room

5' 7" x 6' 9" (1.70m x 2.06m)

Study

6' 5" x 6' 9" (1.96m x 2.06m)

Landing

Bedroom One

9' 6" x 11' 2" (2.90m x 3.40m)

Ensuite

Bedroom Two

9' 8" x 12' 8" (2.95m x 3.86m)

Bedroom Three

9' 1" x 11' 2" (2.77m x 3.40m)

Bedroom Four

9' 8" x 6' 7" (2.95m x 2.01m)

Bathroom

Rear Garden

Double Garage





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Valley Court, Castleford

- ** GUIDE PRICE £390.000 £400.000 **
- FOUR Bedroom DETACHED Home
- DOUBLE GARAGE and DRIVEWAY
- Front and Rear Gardens
- Master ENSUITE Bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

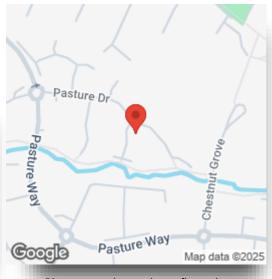
guide price

£390,000 - £400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113879



Property Ref: CAF113879 - 0005 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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