



**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**



**view this property online** [williamhbrown.co.uk/Property/CAF113879](http://williamhbrown.co.uk/Property/CAF113879)



welcome to

## Valley Court, Castleford

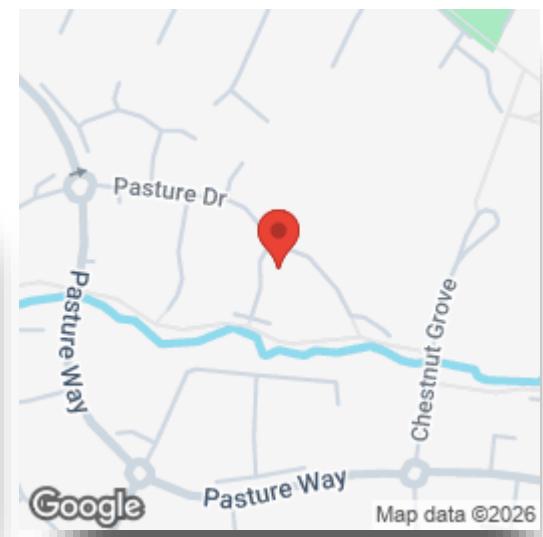
- \*\* GUIDE PRICE £390,000 - £400,000 \*\*
- FOUR Bedroom DETACHED Home
- DOUBLE GARAGE and DRIVEWAY
- Front and Rear Gardens
- Master ENSUITE Bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£390,000 - £400,000**



view this property online [williamhbrown.co.uk/Property/CAF113879](http://williamhbrown.co.uk/Property/CAF113879)



Property Ref:  
CAF113879 - 0006

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.

 william h brown



**01977 512628**



castleford@williamhbrown.co.uk



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



**williamhbrown.co.uk**