

**Gallows Hill, Castleford WF10 3RE** 

## welcome to

# **Gallows Hill, Castleford**

WELCOME to this charming TWO bed SEMI detached BUNGALOW in Castleford. Lounge with bay window, modern kitchen, CONSERVATORY two bedrooms, sleek SHOWER ROOM. Front DRIVEWAY, enclosed rear GARDEN with patio AND lawn PLUS DETACHED GARAGE. Move in ready, ideal for downsizers seeking SINGLE LEVEL LIVING!

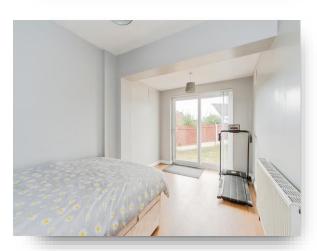












#### **Front Garden**

#### **Inner Hall**

### Lounge

10' 10" x 15' 6" ( 3.30m x 4.72m )

#### **Kitchen**

8' 5" x 8' 2" ( 2.57m x 2.49m )

## Conservatory

7' 8" x 10' 7" ( 2.34m x 3.23m )

#### **Bedroom One**

10' 9" x 9' 3" ( 3.28m x 2.82m )

#### **Bedroom Two**

8' 7" x 15' 2" ( 2.62m x 4.62m )

#### **Bathroom**

**Rear Garden** 

## Garage





### welcome to

# **Gallows Hill, Castleford**

- \*\*GUIDE PRICE £220,000 £230,000\*\*
- TWO Bedroom, Semi Detached BUNGALOW
- **CONSERVATORY**
- Front Garden with DRIVEWAY
- Enclosed REAR GARDEN with Lawn and Pebbled Area

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£220,000 - £230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113845



Property Ref: CAF113845 - 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 quidance 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)

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 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

castleford@williamhbrown.co.uk

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



williamhbrown.co.uk

01977 512628

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.