



Lapwing Close, Allerton Bywater Castleford WF10 2GH

welcome to

Lapwing Close, Allerton Bywater Castleford

This spacious FOUR bedroom SEMI DETACHED home in Allerton Bywater spans THREE FLOORS. Offering a modern KITCHEN/ DINER, FLEXIBLE living spaces, TWO bathrooms, Juliet balconies, and a private rear GARDEN Ideally located near schools and transport links in a POPULAR VILLAGE LOCATION!



Entrance Hall

Kitchen/ Diner

12' 5" x 15' 2" (3.78m x 4.62m)

Bedroom Four

9' 8" x 7' 10" (2.95m x 2.39m)

W.C

First Floor Landing

Lounge

10' 7" x 15' 4" (3.23m x 4.67m)

Bedroom Three

8' 2" x 9' 10" (2.49m x 3.00m)

Bathroom

Second Floor Landing

Bedroom One

11' 7" x 9' 2" (3.53m x 2.79m)

Bedroom Two

15' 4" x 10' 7" (4.67m x 3.23m)

Bathroom

Rear Garden



view this property online williamhbrown.co.uk/Property/CAF113872



welcome to

Lapwing Close, Allerton Bywater Castleford

- ****GUIDE PRICE £250,000 - £260,000****
- **FOUR Bedroom, Semi Detached Home**
- **Three Storey Living**
- **Two Bathrooms PLUS Ground Floor W.C**
- **Enclosed Rear GARDEN**

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£250,000 - £260,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas including any total floor area, coverage and orientation are approximate. No.



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CAF113872](https://www.williamhbrown.co.uk/Property/CAF113872)



Property Ref:
CAF113872 - 0003

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](https://www.williamhbrown.co.uk)