



Grafton Street, Castleford WF10 4NX

welcome to

Grafton Street, Castleford

Mortgagees in possession are now in receipt of an offer for the sum of £100,000 for 49 Grafton Street, WF10 4NX. Anyone wishing to place an offer on the property should contact WilliamHBrown, 10 Bank Street, CASTLEFORD, WF10 1HZ, on 01977 512628 before exchange of contracts or within the next 7 days



Public Notice

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Lounge

13' x 10' 2" (3.96m x 3.10m)

Kitchen

12' 11" x 10' 2" (3.94m x 3.10m)

Landing

Bedroom One

10' 1" x 12' 5" (3.07m x 3.78m)

Bedroom Two

6' 4" x 10' 1" (1.93m x 3.07m)

Bathroom

Loft Room

13' 5" x 11' 2" (4.09m x 3.40m)

Disclaimer

All Services/Appliances have not and will not be tested



view this property online williamhbrown.co.uk/Property/CAF113854



welcome to

Grafton Street, Castleford

- TWO Bedroom, MID Terraced Home
- Great Location with Amenities
- For Sale with NO CHAIN
- Fully Boarded Loft Space
- Pebbled Rear Yard

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

£100,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CAF113854](https://www.williamhbrown.co.uk/Property/CAF113854)



Property Ref:
CAF113854 - 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.



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