

Hillcrest Close, CASTLEFORD WF10 3QS

welcome to

Hillcrest Close, CASTLEFORD

This FOUR bedroom DETACHED home in Castleford offers spacious living in a sought-after area. Featuring TWO RECEPTION rooms, a modern KITCHEN/DINER, CONSERVATORY, large rear GARDEN, DOUBLE GARAGE and well-sized bedrooms, it's perfect for FAMILIES and ready to make your own!!

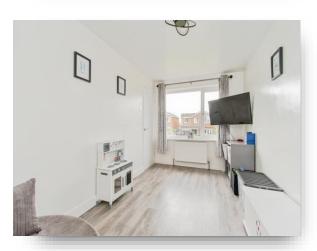












Entrance Hall

Lounge

10' 7" x 13' 7" (3.23m x 4.14m)

Dining Room

7' 10" x 13' 10" (2.39m x 4.22m)

Kitchen/Diner

25' 5" x 8' 2" (7.75m x 2.49m)

Conservatory

11' 5" x 11' 5" (3.48m x 3.48m)

W.C

Landing

Bedroom One

11' 7" x 14' (3.53m x 4.27m)

Bedroom Two

10' 3" x 10' 6" (3.12m x 3.20m)

Bedroom Three

8' 2" x 9' 3" (2.49m x 2.82m)

Bedroom Four

8' 3" x 10' 5" (2.51m x 3.17m)

Bathroom

Rear Garden

Double Garage





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- Guide Price £320,000-£330,000
- FOUR Bedroom, DETACHED Home
- **TWO Reception Rooms**
- **CONSERVATORY**
- DOUBLE GARAGE and DRIVEWAY for Off Street **Parking**

Tenure: Freehold EPC Rating: E

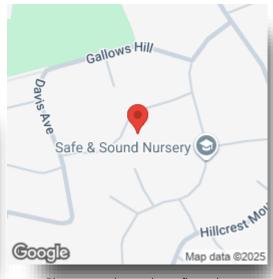
Council Tax Band: D

£320,000 - £330,000









Please note the marker reflects the postcode not the actual property





Property Ref: CAF113830 - 0009 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 quidance 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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