



Camden Road, CASTLEFORD WF10 3LY

welcome to

Camden Road, CASTLEFORD

Step into this THREE bedroom SEMI DETACHED with DRIVEWAY, front garden, spacious lounge/diner with gas fire and PATIO DOORS, fitted kitchen, utility, bathroom, rear GARDEN, detached GARAGE. Ideal for FAMILIES to add their OWN STAMP!



Front Garden

Entrance Hall

Lounge/Dining Room

9' 9" x 19' 7" (2.97m x 5.97m)

Kitchen

9' 7" x 10' 10" (2.92m x 3.30m)

Utility Room

Landing

Bedroom One

10' 4" x 11' 7" (3.15m x 3.53m)

Bedroom Two

9' 1" x 13' 6" (2.77m x 4.11m)

Bedroom Three

6' 4" x 11' 2" (1.93m x 3.40m)

Bathroom

Rear Garden

Note

There is an option to purchase with furniture included



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welcome to

Camden Road, CASTLEFORD

- **OPEN HOUSE 26th SEPTEMBER 11AM-12PM**
- THREE Bedroom, SEMI DETACHED Property
- DETACHED Garage
- Full of POTENTIAL
- DRIVEWAY

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

£170,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No liability is accepted for any errors, omissions or misstatements. A party



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF113918 - 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.



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