



Carlton View, Allerton Bywater CASTLEFORD WF10 2HD

welcome to

Carlton View, Allerton Bywater CASTLEFORD

Beautifully presented THREE bed SEMI DETACHED PROPERTY in sought-after Allerton Bywater. Spacious lounge/diner with bay window, CONSERVATORY to rear garden, fitted kitchen, GROUND FLOOR BATHROOM plus upstairs W.C. DRIVEWAY, gated access, detached GARAGE. CHAIN FREE and move-in ready!



Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Front Garden

Lounge/dining room

10' 7" x 26' (3.23m x 7.92m)

Kitchen

7' 6" x 17' 9" (2.29m x 5.41m)

Bathroom

Conservatory

7' 9" x 9' 4" (2.36m x 2.84m)

Landing

Bedroom One

7' 4" x 12' 6" (2.24m x 3.81m)

Ensuite

Bedroom Two

13' 10" x 8' 7" (4.22m x 2.62m)

Bedroom Three

9' 6" x 10' 7" (2.90m x 3.23m)

Rear Garden

Please Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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Carlton View, Allerton Bywater CASTLEFORD

- THREE Bedroom SEMI DETACHED PROPERTY
- DRIVEWAY and Detached GARAGE
- CONSERVATORY
- CHAIN FREE!!
- SOUGH AFTER LOCATION

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

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Property Ref:
CAF113938 - 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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