

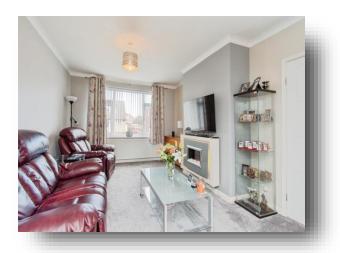
Smithson Avenue, CASTLEFORD WF10 3HN

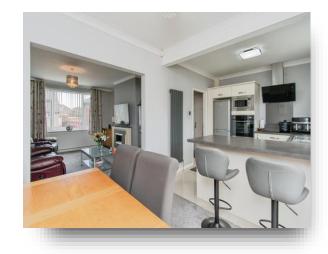
welcome to

Smithson Avenue, CASTLEFORD

This TWO bedroom SEMI DETACHED home in Castleford offers a front garden with DRIVEWAY, lounge with electric fire, and a MODERN KITCHEN/DINER with breakfast bar and PATIO DOORS to the REAR GARDEN. Upstairs are two bedrooms and a bathroom, plus a DETACHED GARAGE with electric door!













Front Garden

Entrance Hall

Lounge

14' 9" x 9' 8" (4.50m x 2.95m)

Kitchen/ Diner

17' 8" x 8' 9" (5.38m x 2.67m)

Landing

Bedroom One

10' 2" x 7' 10" (3.10m x 2.39m)

Bedroom Two

10' 4" x 8' 8" (3.15m x 2.64m)

Bathroom

Rear Garden

Garage

9' 2" x 18' (2.79m x 5.49m)





welcome to

Smithson Avenue, CASTLEFORD

- **GUIDE PRICE £200,000 £210,000**
- TWO Bedroom, SEMI DETACHED Home
- DRIVEWAY and GARAGE
- **Enclosed Rear Garden**
- Kitchen/ Diner with Patio Doors

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

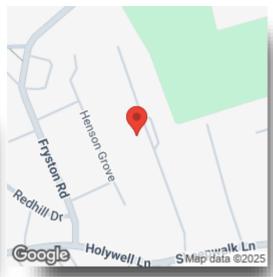
guide price

£200,000 - £210,000









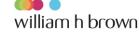
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF109488



Property Ref: CAF109488 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





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