

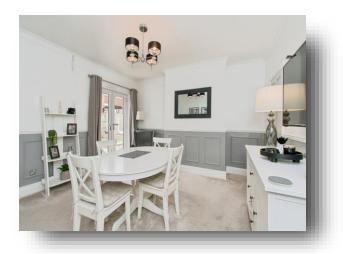
Joffre Avenue, CASTLEFORD WF10 5BA

welcome to

Joffre Avenue, CASTLEFORD

This IMMACULATE TWO BEDROOM SEMI DETACHED boasts a front buffer garden, DRIVEWAY and GARAGE. Inside, a bay-fronted LOUNGE spacious DINING ROOM with FRENCH DOORS, and MODERN fitted kitchen await. Upstairs offers two bedrooms, stylish bathroom with bath and shower, plus REAR GARDEN!!













Front Garden

Entrance Hall

Lounge 10' x 11' 3" (3.05m x 3.43m)

Dining Room

12' 6" x 13' 2" (3.81m x 4.01m)

Kitchen

16' 7" x 6' 8" (5.05m x 2.03m)

Landing

Bedroom One

11' 2" x 14' 2" (3.40m x 4.32m)

Bedroom Two

13' 11" x 7' 9" (4.24m x 2.36m)

Bathroom

Rear Garden





welcome to

Joffre Avenue, CASTLEFORD

- ** GUIDE PRICE £190,000 £200,000 **
- TWO Bedroom, SEMI DETACHED HOME
- **TWO Reception Rooms**
- **DRIVEWAY AND GARAGE**
- **Enclosed Rear Garden**

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£190,000 - £200,000







Brigg's Ave Lisheen Ave Lightfoot Ave

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114018



Property Ref: CAF114018 - 0003

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)

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 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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