



Smawthorne Lane, CASTLEFORD WF10 4EU

welcome to

Smawthorne Lane, CASTLEFORD

This THREE bedroom SEMI DETACHED home in Castleford TOWN CENTRE offers SPACIOUS living, TWO reception rooms, a fitted kitchen, and a REAR GARDEN with GARAGE. With excellent access to transport links and amenities and scope to modernise! A fantastic OPPORTUNITY to create your ideal FAMILY HOME!



Front Garden

Entrance Porch

Internal Hall

Lounge

13' x 11' 2" (3.96m x 3.40m)

Dining Room

11' 11" x 12' 11" (3.63m x 3.94m)

Kitchen

7' 10" x 12' 1" (2.39m x 3.68m)

Landing

Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)

Bedroom Two

12' 2" x 11' 2" (3.71m x 3.40m)

Bedroom Three

7' x 10' 8" (2.13m x 3.25m)

Bathroom

W.C

Rear Garden

Garage

23' 1" x 20' 2" (7.04m x 6.15m)



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Smawthorne Lane, CASTLEFORD

- THREE Bedroom, SEMI DETACHED HOME
- TWO Reception Rooms
- GARDENS to FRONT and REAR
- DETACHED GARAGE
- CHAIN FREE SALE!!

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF113993 - 0004

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.

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