

Churchfield Lane, CASTLEFORD WF10 4BP

welcome to

Churchfield Lane, CASTLEFORD

This stylish FOUR/FIVE bed DETACHED in Castleford offers a UNIQUE layout with a SELF-CONTAINED LIVING SPACE, SPACIOUS lounge, MODERN kitchen diner with French doors, and versatile bedrooms including a master with en suite. Outside features split-level garden, decking, patio, and OUTDOOR BAR!













Ground Floor Living Space 10' 6" x 12' 5" (3.20m x 3.78m)

10' 6" x 12' 5" (3.20m x 3.78m) self contained living space

En Suite

Inner Hall

Lounge

14' 4" x 12' 11" (4.37m x 3.94m)

Kitchen/ Diner

10' 4" max x 25' 11" max (3.15m max x 7.90m max)

First Floor Landing

Bedroom Two

14' 11" x 6' 5" (4.55m x 1.96m)

En Suite

Bedroom Three

10' 9" x 8' 4" (3.28m x 2.54m)

Bedroom Four

10' 5" x 7' 10" (3.17m x 2.39m)

Bathroom

Second Floor

Bedroom One

14' 4" x 16' 10" (4.37m x 5.13m)

En Suite

Rear Garden

Outbuilding

17' 9" x 20' 9" (5.41m x 6.32m)





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- ** GUIDE PRICE £450,000 £460,000 **
- FOUR Bedroom DETACHED HOME
- SELF CONTAINED GROUND FLOOR LIVING
- **OUTBUILDING** for Outdoor BAR
- House Bathroom plus THREE Ensuites

Tenure: Freehold EPC Rating: D

Council Tax Band: C

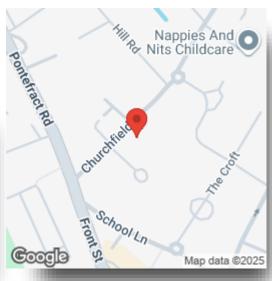
guide price

£450,000 - £460,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114067



Property Ref: CAF114067 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for quidance 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 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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