



Merefield Way, Castleford WF10 4TD

welcome to

Merefield Way, Castleford

This well-presented THREE bed END TERRACE is available with NO CHAIN and offers family living with front garden, DRIVEWAY, kitchen diner, lounge, CONSERVATORY, w.c., and integral GARAGE. Upstairs features THREE bedrooms, EN SUITE, and house bathroom. Enclosed rear GARDEN with patio, decking, shed!



Front Garden

Rear Garden

Entrance Hall

Lounge

11' 8" x 14' 10" (3.56m x 4.52m)

Kitchen/ Diner

7' 9" x 13' 6" (2.36m x 4.11m)

Conservatory

8' 2" x 11' (2.49m x 3.35m)

Integral Garage

8' 1" x 16' 7" (2.46m x 5.05m)

W.C

First Floor Lanidng

Bedroom One

9' 1" x 14' 7" (2.77m x 4.45m)

Ensuite

Bedroom Two

11' 2" x 14' 3" (3.40m x 4.34m)

Bedroom Three

10' 8" x 7' 9" (3.25m x 2.36m)

Bathroom



view this property online williamhbrown.co.uk/Property/CAF113485



welcome to

Merefield Way, Castleford

- ** GUIDE PRICE £220,000 - £230,000 **
- THREE Bedroom, END TERRACE house
- CHAIN FREE
- DRIVEWAY and INTEGRAL GARAGE
- CONSERVATORY

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CAF113485](https://www.williamhbrown.co.uk/Property/CAF113485)



Property Ref:
CAF113485 - 0002

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.



william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)