

Beech Crescent, CASTLEFORD WF10 3RN

welcome to

Beech Crescent, CASTLEFORD

A WELL PRESENTED THREE-bedroom SEMI-DETACHED home in Castleford, offering DRIVEWAY, front garden and DETACHED GARAGE. Inside, a BRIGHT lounge, MODERN kitchen-diner with FRENCH DOORS to a generous SOUTH FACING GARDEN, three bedrooms, and a family bathroom make it MOVE IN READY!!













Front Garden

Entrance Hall

Lounge

12' 2" x 15' 3" (3.71m x 4.65m)

Kitchen/ Diner

15' 5" x 9' 11" (4.70m x 3.02m)

First Floor Landing

Bedroom One

12' 9" x 8' 10" (3.89m x 2.69m)

Bedroom Two

11' 7" x 9' 1" (3.53m x 2.77m)

Bedroom Three

9' 4" x 6' 4" (2.84m x 1.93m)

Bathroom

Detached Garage 9' 4" x 23' 8" (2.84m x 7.21m)

Rear Garden





welcome to

Beech Crescent, CASTLEFORD

- THREE Bedroom SEMI DETACHED Home
- DRIVEWAY and DETACHED GARAGE for OFF STREET **PARKING**
- SOUTH FACING REAR GARDEN
- Kitchen/ Diner with FRENCH DOORS
- Garden to Front

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£220,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CAF113907 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 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 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



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