



Barnsdale Estate, Castleford WF10 5HN

welcome to

Barnsdale Estate, Castleford

This well-looked after THREE-bedroom DETACHED home is offered with NO CHAIN and ready to move in. It features SPACIOUS living areas, a fitted kitchen, 3 generously sized bedrooms and AMPLE outdoor space. Contact us now to arrange your viewing!



Porch

Entrance Hall

Lounge

12' 9" max x 16' 2" max (3.89m max x 4.93m max)

Kitchen Diner

21' 9" max x 9' 9" max (6.63m max x 2.97m max)

Landing

Bedroom One

13' 8" max x 15' 9" max (4.17m max x 4.80m max)

Bedroom Two

11' max x 10' max (3.35m max x 3.05m max)

Bedroom Three

7' 1" max x 8' 4" max (2.16m max x 2.54m max)

Family Bathroom

Front Garden

Side Garden

Rear Garden

Garage

Off Street Parking



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Barnsdale Estate, Castleford

- *** Guide Price £250,000 - £260,000 ***
- THREE Bedroom, DETACHED Home
- Spacious Reception Room
- Generous GARDENS And Ample PARKING
- New Boiler Recently Installed

Tenure: Freehold EPC Rating: D

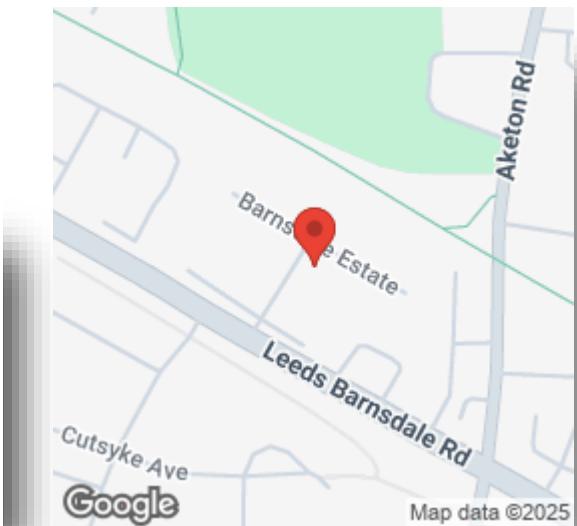
Council Tax Band: C

guide price

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Total floor area 104.0 m² (1,119 sq ft) approx
The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any errors, omissions or inaccuracies. A plan route may differ to each measurement. Please see view point for details.



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Property Ref:
CAF114061 - 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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