



Leeds Road, Glasshoughton CASTLEFORD WF10 4PB

welcome to

Leeds Road, Glasshoughton CASTLEFORD

Guide Price £95,000 - £105,000 A LOVELY mid terrace home boasting two bedrooms PLUS A LOFT ROOM! Having a lounge, KITCHEN DINER & UTILITY ROOM! Well presented throughout with a MODERN SHOWER ROOM and GARDENS TO THE FRONT & REAR! MUST VIEW!!!



Lounge

12' max x 14' 3" max (3.66m max x 4.34m max)

Having a window and door to the front elevation, a fireplace, a central heating radiator and some built in storage.

Kitchen

12' 8" max x 14' 3" max (3.86m max x 4.34m max)

Having a fitted kitchen comprising of both wall and base units, with work surfaces over. Includes a stainless steel sink and drainer, an electric oven, and an electric hob. Part tiling, gas central heating radiator, and an under stair storage cupboard. Double glazed window to the rear.

Utility Room

9' max x 7' 4" max (2.74m max x 2.24m max)

Fitted with base units, a sink and drainer, and plumbing for a washing machine. A door sits to the side as does a double glazed window.

First Floor Landing

With stairs rising from the ground floor, and having a gas central heating radiator, and doors leading to two bedrooms, and the shower room.

Bedroom One

11' 7" max x 14' max (3.53m max x 4.27m max)

Double glazed window to the front, and a gas central heating radiator.

Bedroom Two

8' 4" max x 9' 10" max (2.54m max x 3.00m max)

Double glazed window to the rear, fitted cupboard housing the boiler, and a gas central heating radiator.

Shower Room

Having a shower cubicle, wash hand basin with vanity unit, and the w.c. Part tiling. Heated towel rail, and a double glazed window to the rear.

Loft Room

13' 2" max x 14' 4" max (4.01m max x 4.37m max)

With a window.

Exterior

Externally the property has a garden to the front and an enclosed yard area to the rear.



view this property online williamhbrown.co.uk/Property/CAF110200



welcome to

Leeds Road, Glasshoughton CASTLEFORD

- Guide Price £95,000 - £105,000
- Two Bedroom Mid Terrace House
- Additional Loft Room
- Lounge, Kitchen Diner & Utility Room
- Modern Shower Room to First Floor

Tenure: Freehold EPC Rating: D

guide price

£95,000 - £105,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF110200

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
CAF110200 - 0006

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



01977 512628



castleford@williamhbrown.co.uk



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



williamhbrown.co.uk