



Hoctun Close, Castleford WF10 4TF

welcome to

Hoctun Close, Castleford

If you're looking for your FIRST HOME or your NEXT buy to let property, look no further than this TWO BEDROOM end town house in Castleford! Offering a GROUND FLOOR W.C, OFF STREET PARKING plus an enclosed low maintenance garden to the rear, this is a superb buy! Contact us to view!

Entrance Hall

Having the entrance door to the front aspect and a gas central heating radiator.

W.C

Equipped with a wash hand basin, a low level flush w.c, gas central heating radiator and a double glazed window to the front.

Lounge

13' 8" max x 10' 11" max (4.17m max x 3.33m max)
Double glazed window to the front aspect, a useful under stair storage cupboard and a gas central heating radiator.

Kitchen

8' 6" max x 13' 1" max (2.59m max x 3.99m max)
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an electric oven with a gas hob and a cooker hood over. Also includes a sink and drainer, plumbing for a washing machine, the combination boiler, gas central heating radiator and double glazed French doors leading out to the rear.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side aspect.

Bedroom One

13' 2" max x 10' 10" max (4.01m max x 3.30m max)
With two double glazed windows to the front aspect, a built in storage cupboard and a gas central heating radiator.

Bedroom Two

13' 11" max x 7' 5" max (4.24m max x 2.26m max)
Two double glazed windows to the rear and a gas central heating radiator.

House Bathroom

Complete with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Also includes a shaver point and a gas central heating radiator.

Exterior

Externally the property has off street parking to the front, while to the rear is an enclosed gravel garden with gated access.

welcome to
Hoctun Close,
Castleford

- End Town House
- Two Bedrooms
- Ground Floor W.C
- Off Street Parking
- Rear Garden

Tenure: Freehold EPC Rating: C

£160,000

view this property online williamhbrown.co.uk/Property/CAF112649



Property Ref:
CAF112649 - 0003

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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