



**96b Elizabeth Drive,CASTLEFORD WF10 3RW**

**welcome to**

**96b Elizabeth Drive, CASTLEFORD**

SEARCHING for your FIRST HOME or your next BUY TO LET? Then get in touch with our Castleford office to arrange your viewing of this TWO BEDROOM maisonette! With a ground floor entrance hall and living accommodation set to the first floor, this home is for sale with NO CHAIN and is a MUST SEE!



## Entrance Hall

Having a double glazed door to the front aspect and stairs to the first floor living accommodation.

## Lounge / Diner

12' 8" max x 10' 6" max ( 3.86m max x 3.20m max )

Having a double glazed window to the rear aspect, a radiator and an opening to the kitchen.

## Kitchen

5' 8" max x 9' 7" max ( 1.73m max x 2.92m max )

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric oven with an electric hob, tiling to the splash areas and a cooker hood over. Also includes plumbing for a washing machine and an integrated fridge freezer.

## Bedroom One

13' 4" max x 9' 4" max ( 4.06m max x 2.84m max )

Double glazed window to the front aspect and a radiator.

## Bedroom Two

7' 8" max x 11' 2" max ( 2.34m max x 3.40m max )

Double glazed window to the front aspect, a built in storage cupboard, radiator and an access hatch to the loft.

## Bathroom

Equipped with a three piece bathroom suite which includes a bath with taps, a wash hand basin and a low level flush w.c. Part tiling and a heated towel rail.

## Exterior

Externally the property has one allocated parking space.



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## 96b Elizabeth Drive, CASTLEFORD

- Two Bedroom Maisonette
- No Chain
- Ideal Investment
- Perfect For First Time Buyers
- Parking Space

Tenure: Leasehold EPC Rating: C

# £80,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
CAF112750 - 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.



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