



Old Mill Way, Castleford WF10 1FB

welcome to

Old Mill Way, Castleford

A modern TWO bedroom MID TOWN HOUSE with DRIVEWAY, bright OPEN PLAN LIVING, fitted kitchen, French doors to an ENCLOSED REAR GARDEN with decking, Astro-turf and bar area. Two bedrooms, bathroom with bath and shower, and ground-floor W.C. Close to TRANSPORT LINKS and AMENITIES!



Front Garden

Entrance Hall

Lounge/ Kitchen/ Dining Room

24' 10" x 13' (7.57m x 3.96m)

Open plan layout

W.C

Landing

Bedroom One

13' x 8' 4" (3.96m x 2.54m)

Bedroom Two

8' 9" x 12' 11" (2.67m x 3.94m)

Bathroom

Rear Garden



view this property online williamhbrown.co.uk/Property/CAF114149



welcome to

Old Mill Way, Castleford

- ** GUIDE PRICE £180,000 - £190,000 **
- TWO Bedroom, MID TOWN House
- OPEN PLAN Layout
- DRIVEWAY for OFF STREET PARKING
- Enclosed REAR GARDEN

Tenure: Freehold EPC Rating: B

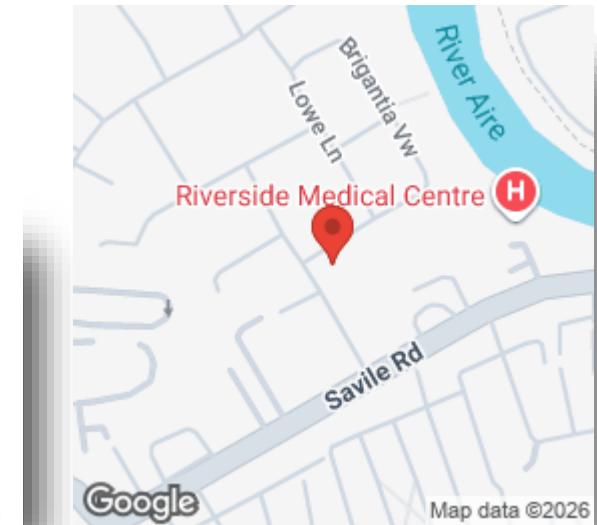
Council Tax Band: A

guide price

£180,000 - £190,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and clearances are approximate. No scales are provided. They cannot be relied upon for any purpose and they are not part of any agreement, fee or plan. William H Brown Ltd. is not liable for any error, omission or misstatement. It is only provided upon a sole memorandum. Please refer to your property plan.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114149



Property Ref:
CAF114149 - 0003

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