



**Brookfield Avenue, Castleford WF10 4BJ**

**welcome to**

**Brookfield Avenue, Castleford**

\*Guide Price £130,000 - £140,000\* Located in a HIGHLY REGARDED street is this PARTLY RENOVATED home which OOZES POTENTIAL! A GREAT PROJECT boasting TWO DOUBLE BEDROOMS & a MODERN bathroom! GENEROUS GARDENS to the front and rear plus a DRIVEWAY! A VIEWING IS A MUST TO SEE THE POTENTIAL HERE!



### Entrance Hall

Having the double glazed entrance door to the front, and a gas central heating radiator.

### Lounge

11' 11" max x 13' 6" max ( 3.63m max x 4.11m max )

Double glazed window to the front, a fire place with an electric fire, and a gas central heating radiator.

### Kitchen

11' 11" max x 10' 11" max ( 3.63m max x 3.33m 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 cooker point, plumbing for a washing machine, and an useful pantry. Gas central heating radiator. Double glazed window, and a door to the rear.

### First Floor Landing

Having a double glazed window to the side aspect, and access to the part boarded loft.

### Bedroom One

12' max x 11' 2" max ( 3.66m max x 3.40m max )

With a double glazed window to the front, fitted wardrobes, and a gas central heating radiator.

### Bedroom Two

10' 11" max x 9' 11" plus wardrobe ( 3.33m max x 3.02m plus wardrobe )

Double glazed window to the rear aspect, fitted wardrobe, and a gas central heating radiator.

### House Bathroom

Fitted with a three piece bathroom suite comprising of a bath with mixer taps, and a waterfall shower over, a wash hand basin with vanity unit, and the w.c. Heated towel rail. Upvc paneling. Cupboard housing the boiler. Double glazed window to the front.

### Exterior

Externally the property has a garden to the front which is mostly laid to lawn, with a pathway extending to the front door, and to the side of the

property. To the rear is a further garden which is mostly laid to lawn, and also has a concrete area, and an outdoor tap.

### Outbuilding

A shed constructed of breeze block, with power and lighting.



***view this property online*** [williamhbrown.co.uk/Property/CAF110225](http://williamhbrown.co.uk/Property/CAF110225)





**welcome to**

## **Brookfield Avenue, Castleford**

- Guide Price £130,000 - £140,000
- Two Double Bedroom Semi Detached House
- Fantastic Project Opportunity With Huge Potential
- Sought After Location
- Generous Gardens to Front & Rear

Tenure: Freehold EPC Rating: C

guide price

**£130,000 - £140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CAF110225](http://williamhbrown.co.uk/Property/CAF110225)

**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
CAF110225 - 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.



**william h brown**



**01977 512628**



[castleford@williamhbrown.co.uk](mailto:castleford@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**