



HODSONS



OFFERS IN THE REGION OF

£170,000

Lee Way

Castleford, WF10 4TQ

PROPERTY SUMMARY

We are pleased to offer, this two bedroom, middle townhouse situated within easy reach of X-scape leisure facility and the M62 motorway network together with a short journey from both the centre of Castleford and Pontefract!

Newly redecorated and carpeted/vinyl, this property is perfect for the 1st time buyer or as a great investment property and we assume that the property would achieve somewhere in the region of £875.00 to £895.00pcm, in the current rental market, which gives a yield of over 6%.

Briefly the property comprises :

Ground Floor: Kitchen : 2.4mtrs x 2mtrs, various wall and base units, integrated oven/hob and extractor, Electric heater fitted under base unit, ceramic sink c/w mixer tap, D/G window to front.

Downstairs wc : 1.7mtrs x 0.9mtrs, laminate floor, plain white wc and wash basin.

Living Room : 4.6mtrs x 3.9mtrs. Open plan living room with laminate flooring and feature fireplace c/w living flame gas fire, patio doors leading to rear garden with small paved area and low maintenance gravelled space.

2



1



1







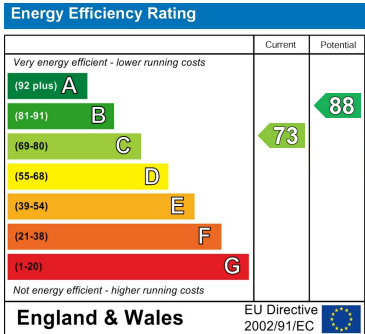


LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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