



Staxton Grove, CASTLEFORD WF10 5UZ



welcome to

Staxton Grove, CASTLEFORD

A MODERN THREE-bedroom END TOWNHOUSE in Castleford, offering a bright lounge with FRENCH DOORS, stylish kitchen with INTEGRATED APPLIANCES, a GROUND FLOOR W.C, three well-proportioned bedrooms, and house bathroom. With a REAR GARDEN and TWO PARKING SPACES, move-in ready and close to AMENITIES!



Agents Note

Leeds Federated Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share plus the remaining 50% share of the property from

Leeds Federated Housing Association. The advertised price is for the 100% Freehold. Service Charge is £7.12 PCM.

Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

Front Garden

Entrance Hall

Lounge

13' 4" x 10' 4" (4.06m x 3.15m)

Kitchen

11' 2" x 8' 4" (3.40m x 2.54m)

W.C

First Floor Landing

Bedroom One

15' 4" x 11' 11" (4.67m x 3.63m)

Bedroom Two

10' 4" x 8' 5" (3.15m x 2.57m)

Bedroom Three

6' 6" x 10' 4" (1.98m x 3.15m)

Bathroom

Rear Garden



view this property online williamhbrown.co.uk/Property/CAF114253



welcome to

Staxton Grove, CASTLEFORD

- Shared Ownership property available to staircase to 100% ownership on completion, freehold on completion or similar.
- THREE Bedroom END TERRACE Home
- TWO PARKING Spaces
- Generous REAR GARDEN
- PRIME LOCATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Feb 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area: 74.2 m² (798 sq. ft.) approx.
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 measurements are approximate. The details are guaranteed. This contract takes effect for any purposes and that all the terms part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own measurements. Powered by www.propertybox.co.uk



Please note the marker reflects the postcode not the actual property

[view this property online](http://www.williamhbrown.co.uk/Property/CAF114253) [williamhbrown.co.uk/Property/CAF114253](http://www.williamhbrown.co.uk/Property/CAF114253)



Property Ref:
CAF114253 - 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 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](http://www.williamhbrown.co.uk)