



Back Garden Street, Castleford WF10 5AL

welcome to

Back Garden Street, Castleford

- Brand New - No Chain
- Energy Efficient - Energy Rated B
- Flooring & Appliances Included - Ready to Move Into
- Top Floor Main Bedroom with Ensuite
- Off Street Parking & Rear Yard

Tenure: Freehold EPC Rating: Exempt

£175,000

view this property online williamhbrown.co.uk/Property/CAF114820



Property Ref:

CAF114820 - 0007

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

Entrance Hall

With a PVCu double glazed door to the front, entrance matting, vinyl floor, access to the first floor, lounge and Wc complete with Oak style doors brushed chrome eclectic fittings.

Guest Wc

4' 4" x 3' 3" (1.32m x 0.99m)
Complete with a low flush WC, modern corner wash hand basin, extractor fan, chrome style radiator, downspouts and window to the front.

Kitchen/Dining Lounge

Irregular Shaped Room 17' 9" x 13' 11" (5.41m x 4.24m)
A modern and light open plan space, ideal for entertaining and a cosy night in. Complete with double glazed patio doors for the garden, windows to the side and front, radiators, wall mounted TV points and brushed chrome electric points. The Kitchen is fitted with a range of wall and base units including integrated fridge, washer dryer, ceramic hob, extractor and sink.

1st Floor Home Office (Bed 3)

13' 5" max extending to 3' 6" x 7' 5" (4.09m max extending to 1.07m x 2.26m)

Bedroom Two

10' 1" x 6' 5" (3.07m x 1.96m)
A great child bedroom or guest room, fitted with double glazed window to the side and front, downspouts, radiator and chrome switches.

House Bathroom

6' 2" x 4' 4" (1.88m x 1.32m)
This house bathroom has a low flush WC, hand wash basin with vanity unit below, space saver bath with double head shower, glass screen and chrome towel radiator. Complete with a window to the front, downspouts and extractor.

2nd Floor

At the top of the stairs is a small landing area ideal for storage with electric points.

Main Bedroom

9' Min x 9' 5" (2.74m Min x 2.87m)
The top floor bedroom has two velux windows and a window to the side as well as a extra half height storage area above the staircase. It's complete with radiator, downspouts and brushed chrome electric fittings.

Ensuite

Fitted with a corner shower with double heads, hand wash basin with vanity below, low flush Wc and part tiled walls. Complete with downspouts, extractor and velux window.

External Finish

The property has car parking space to the front with access to a side gate that leads into the rear garden/yard. It's been landscaped with an Indian stone flagged area for ease of maintenance and offers a great space for low maintenance gardening and summer entertaining. Complete with a walled boundary and 6 ft fence. To the front of the house is an outside tap.



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