

Heather Court, Castleford WF10 5FR



welcome to

Heather Court, Castleford

READY to FLY THE NEST? At a Guide Price of £180,000 - £190,000 this is an INCREDIBLE opportunity to finally purchase your own home! BEAUTIFULLY PRESENTED throughout, this mid-town house includes TWO DOUBLE Bedrooms, OFF STREET PARKING and a REAR GARDEN!













Entrance Hall

Having an entrance door to the front aspect.

W.C

Equipped with a wash hand basin, a low level flush w.c, and a gas central heating radiator.

Lounge

16' 1" max x 13' 7" max (4.90m max x 4.14m max) With a double glazed window to the front and a gas central heating radiator.

Kitchen Diner

13' 7" max x 8' 7" max (4.14m max x 2.62m max) Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over, Includes a sink and drainer, an electric oven with a gas hob with extractor fan over, Also includes plumbing for a washing machine and a dishwasher. Spotlights, a cupboard housing the gas central heating boiler. French doors leading out to the rear garden a double glazed window to the rear and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and an access hatch to the loft.

Bedroom One

11' 4" $\max x$ 8' 9" \max (3.45m $\max x$ 2.67m \max) Double glazed window to the front, fitted wardrobes, built in storage cupboard and a gas central heating radiator.

Bedroom Two

13' 7" max x 10' 1" max (4.14m max x 3.07m max) With two double glazed windows to the rear aspect and a gas central heating radiator.

Bathroom

Featuring a three piece bathroom suite which includes a bath with a shower over, wash hand basin and a low level flush w.c. Also includes a heated towel rail, fully tiled, spotlights and extractor fan.

Exterior

To the front is a useful outhouse for storage and a driveway, whilst the rear provides an enclosed garden, with decked patio area and astro turf with pebbled boarders.





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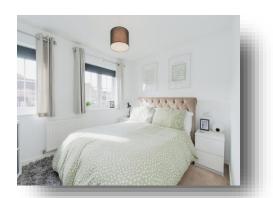
- Guide Price £180,000 £190,000
- Mid-Town House
- Two Double Bedrooms
- Modern Kitchen Diner
- Off Street Parking & W.C

Tenure: Freehold EPC Rating: A

Council Tax Band: B

guide price

£180,000 - £190,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CAF113496 - 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

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.