



**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 borders.



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## Heather Court, Castleford

- 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

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