



Chiltern Avenue, Castleford WF10 5PP

welcome to

Chiltern Avenue, Castleford

Available to purchase at 100% ownership with freehold on completion. TWO-bedroom SEMI DETACHED home offers a front garden, DRIVEWAY, lounge, kitchen/diner, W.C. bathroom, and a REAR GARDEN. The property was originally sold as shared ownership but is now being sold as a freehold purchase.



Agents Note

Vico Homes 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 40%

share plus the remaining 60% share of the property from

Vico Homes Housing Association. The advertised price is for the

100% Freehold. 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

10' 6" x 14' 2" (3.20m x 4.32m)

Kitchen/ Diner

13' 8" x 8' 3" (4.17m x 2.51m)

W.C

Landing

Bedroom One

10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom Two

8' 9" x 13' 8" (2.67m x 4.17m)

Bathroom

Rear Garden

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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welcome to

Chiltern Avenue, Castleford

- TWO Bedroom, SEMI DETACHED Home
- DRIVEWAY to FRONT AND REAR
- Enclosed Rear Garden
- Ground Floor W.C
- Kitchen/ Diner

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Sep 2007.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF114019 - 0012

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.

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william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)