

Rayner Way, Castleford WF10 1FH



## welcome to

## **Rayner Way, Castleford**

This IMMACULATE FOUR bedroom DETACHED home features a SPACIOUS lounge with French doors to the garden, a MODERN kitchen diner with integrated appliances, UTILITY room, and GROUND FLOOR W.C. Upstairs offers FOUR bedrooms, MASTER EN SUITE, and family bathroom. Outside boasts enclosed GARDEN!!













**Front Garden Entrance Hall** Lounge

10' 5" x 16' 8" ( 3.17m x 5.08m ) **Kitchen/ Dining Room** 

8' 4" x 10' 11" ( 2.54m x 3.33m )

W.C Utility First Floor Landing **Bedroom One** 

12' 4" x 11' 9" ( 3.76m x 3.58m )

**En Suite Bedroom Two** 

8' 8" x 14' 7" ( 2.64m x 4.45m )

**Bedroom Three** 

10' 5" x 9' 1" ( 3.17m x 2.77m )

**Bedroom Four** 

7' 1" max x 7' 4" ( 2.16m max x 2.24m )

**Bathroom Rear Garden Detached Garage** 

10' 4" x 20' 2" ( 3.15m x 6.15m )





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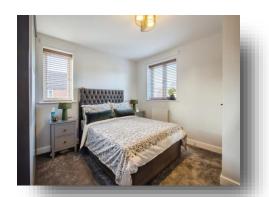
- \*\*GUIDE PRICE £350,000 £360,000\*\*
- FOUR Bedroom DETACHED Home
- **IMMACULATELY Presented Throughout**
- DRIVEWAY and DETACHED GARAGE
- FRONT and REAR Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: D

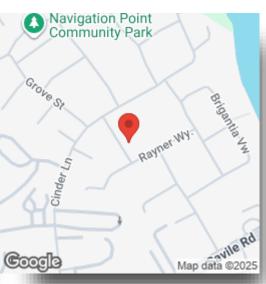
guide price

£350,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CAF114102 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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