



Lisheen Avenue, Castleford WF10 4HA

welcome to

Lisheen Avenue, Castleford

THREE bedroom DETACHED home with front yard and bright lounge flowing into a dining room with PATIO DOORS to the garden. Kitchen with fitted units and space for appliances. Three bedrooms, bathroom, enclosed garden, and DETACHED GARAGE. MOVE IN READY with scope to PERSONALISE!



Front Garden

Entrance Hall

Lounge

11' 2" x 11' 3" (3.40m x 3.43m)

Dining Room

10' 9" x 13' 4" (3.28m x 4.06m)

Kitchen

9' 9" x 6' 8" (2.97m x 2.03m)

First Floor Landing

Bedroom One

10' 10" x 13' 4" (3.30m x 4.06m)

Bedroom Two

11' 10" x 9' 9" (3.61m x 2.97m)

Bedroom Three

8' 2" x 7' 7" (2.49m x 2.31m)

Bathroom

Rear Garden

Garage

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

Lisheen Avenue, Castleford

- ** GUIDE PRICE £200,000 - £210,000 **
- THREE Bedroom, DETACHED Home
- Two Reception Rooms
- DETACHED GARAGE
- Enclosed Rear GARDEN

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£200,000 - £210,000



Total floor area 84.8 m² (913 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and
contenances are approximate. No details are guaranteed. This cannot be relied upon for any purpose and they do not form part of any agreement. No
liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.propertybox.co.uk

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF114509 - 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.

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