



william  
h brown  
for sale  
Call/text  
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www.williamhbrown.co.uk

**Staxton Grove, CASTLEFORD WF10 5UZ**

  
william  
h brown

**welcome to**

**Staxton Grove, CASTLEFORD**

A MODERN THREE-bedroom END TOWNHOUSE in Castleford, offering a bright lounge with FRENCH DOORS, stylish kitchen with INTEGRATED APPLIANCES, a GROUND FLOOR W.C, three well-proportioned bedrooms, and house bathroom. With a REAR GARDEN and TWO PARKING SPACES, move-in ready and close to AMENITIES!



### **Agents Note**

This property is currently under shared ownership in conjunction with Leeds Federated Housing Association who have criteria for any purchase, the advertised price is for the sellers 50% share. £247.48 per month is paid to the Housing Association as rent for the retained share. Service Charge is £7.12. Please contact with Leeds Federated Housing Association for guidance on purchase requirements. In addition, Leeds Federated Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 50% share and the remaining 50% share from Leeds Federated Housing Association providing a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability

### **Front Garden**

### **Entrance Hall**

### **Lounge**

13' 4" x 10' 4" ( 4.06m x 3.15m )

### **Kitchen**

11' 2" x 8' 4" ( 3.40m x 2.54m )

### **W.C**

### **First Floor Landing**

### **Bedroom One**

15' 4" x 11' 11" ( 4.67m x 3.63m )

### **Bedroom Two**

10' 4" x 8' 5" ( 3.15m x 2.57m )

### **Bedroom Three**

6' 6" x 10' 4" ( 1.98m x 3.15m )

### **Bathroom**

### **Rear Garden**



***view this property online*** [williamhbrown.co.uk/Property/CAF114253](http://williamhbrown.co.uk/Property/CAF114253)



welcome to

## Staxton Grove, CASTLEFORD

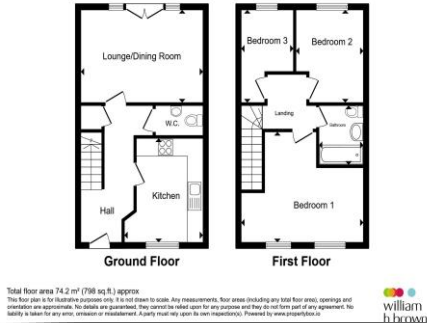
- Property available to purchase as shared ownership 50% or staircase to 100% ownership on completion, freehold on completion or similar.
- THREE Bedroom END TERRACE Home
- TWO PARKING Spaces
- Generous REAR GARDEN
- PRIME LOCATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Feb 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF114253 - 0005

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 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.



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