



**Redpoll Drive, Allerton Bywater CASTLEFORD WF10 2GG**



**welcome to**

**Redpoll Drive, Allerton Bywater CASTLEFORD**

**\*\* OPEN HOUSE EVENT \*\* SATURDAY 25th APRIL, 11am - 12pm!! EXCITING opportunity to discover your dream home this spring! Interested?? Call 01977 512628**



## **Front Garden**

## **Entrance Hall**

## **Lounge**

12' 4" x 13' 5" ( 3.76m x 4.09m )

## **Kitchen/ Dining Room**

15' 5" x 12' 6" ( 4.70m x 3.81m )

## **First Floor Landing**

## **Bedroom Two**

10' 3" x 15' 6" ( 3.12m x 4.72m )

## **Bedroom Four**

11' 8" x 11' 11" ( 3.56m x 3.63m )

## **Bathroom**

## **Second Floor Landing**

## **Bedroom One**

15' 6" x 10' 9" ( 4.72m x 3.28m )

## **Bedroom Three**

11' 8" x 12' 2" ( 3.56m x 3.71m )

## **Bathroom**

## **Rear Garden**

## **Garage**

Leasehold: £60 per year



***view this property online*** [williamhbrown.co.uk/Property/CAF114207](http://williamhbrown.co.uk/Property/CAF114207)



welcome to

## Redpoll Drive, Allerton Bywater CASTLEFORD

- \*\* GUIDE PRICE £265,000 - £275,000 \*\*
- THREE STOREY, FOUR Bedroom House
- Semi Detached Property
- Enclosed REAR GARDEN
- Detached GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£265,000 - £275,000**



Total floor area 120.3 m<sup>2</sup> (1,295 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 windows are approximate. No details are guaranteed. This approval is valid only for the purposes and time for which it is given. The liability is taken by any seller, creator or realtor. A party must refer to the actual floor plan. Powered by [www.properfloor.co](http://www.properfloor.co)



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CAF114207](http://williamhbrown.co.uk/Property/CAF114207)



Property Ref:  
CAF114207 - 0004

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.



william h brown



**01977 512628**



[castleford@williamhbrown.co.uk](mailto:castleford@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)