Holywell Dene,Castleford WF10 4RG

william h brown

welcome to

Holywell Dene, Castleford

This fantastic terraced home situated in a popular residential location benefits from gas central heating and double glazing throughout, offering well-proportioned accommodation comprising an entrance hall, spacious lounge, fitted breakfast kitchen and family bathroom, with two bedrooms upstairs.

A fantastic terraced home situated in a popular residential location, conveniently positioned close to a range of local amenities and excellent transport links, making it ideal for commuters. Benefiting from gas central heating and double glazing throughout, the property offers well-proportioned accommodation comprising of an entrance hall, spacious lounge, fitted breakfast kitchen and family bathroom to the ground floor. To the first floor are two generous double bedrooms, providing comfortable living space for a variety of buyers. Externally to the rear the property enjoys enclosed garden and shared access via a yard. An excellent opportunity for first-time buyers, investors or those looking to downsize, with viewing highly recommended.

Lounge
13' 2" x 13' 2" (4.01m x 4.01m)

Kitchen
10' 4" x 10' 2" (3.15m x 3.10m)

Hall

Bathroom

Bedroom One
13' 2" x 13' 1" (4.01m x 3.99m)

Bedroom Two
9' 11" x 10' 5" (3.02m x 3.17m)

Rear Yard

Agents Note

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welcome to

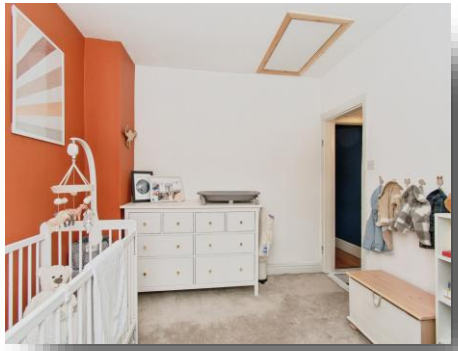
Holywell Dene, Castleford

- Beautifully Presented Terrace Home
- TWO Generous DOUBLE Bedrooms
- Excellent Transport Links Nearby
- Yard to Rear
- Ideal for First Time Buyers, Professionals, and Investors

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

guide price

£130,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CAF114770 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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