



Ward Road, Castleford WF10 5FZ

welcome to

Ward Road, Castleford

Beautiful THREE bed SEMI DETACHED home in Castleford. Double fronted with SPACIOUS lounge, open-plan KITCHEN/DINER, UTILITY, WC, ENSUITE master, and house bathroom. Front garden, double DRIVEWAY, GARAGE, and enclosed SOUTH FACING GARDEN... Immaculate and move-in ready!



Front Garden

Garage

Entrance Hall

Lounge

9' 5" x 17' (2.87m x 5.18m)

Kitchen/ Dining Room

9' 5" x 17' (2.87m x 5.18m)

Utility Room

5' 9" x 5' 4" (1.75m x 1.63m)

W.C

Landing

Bedroom One

11' 2" x 10' (3.40m x 3.05m)

Ensuite

Bedroom Two

10' 8" x 9' 6" (3.25m x 2.90m)

Bedroom Three

8' 9" x 7' 4" (2.67m x 2.24m)

Bathroom

Garden To Side



view this property online williamhbrown.co.uk/Property/CAF113839



welcome to

Ward Road, Castleford

- THREE Bedroom, SEMI DETACHED Home
- DOUBLE Driveway and GARAGE
- SOUTH FACING, Enclosed Garden
- Utility Room and Ground Floor W.C
- Kitchen/ Diner with French Doors

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113839



Property Ref:
CAF113839 - 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.



william h brown



01977 512628



castleford@williamhbrown.co.uk



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



williamhbrown.co.uk