



41 Grafton Street, Castleford - WF10 4NX

£110,000 Freehold

Holroyd Miller have pleasure in offering for sale this well presented mature mid terrace house offering excellent accommodation for the first time buyer, within easy reach of Castleford town centre and its amenities and easy access to the motorway network, having gas fired central heating, PVCU double glazing and comprising entrance to living room, dining kitchen with a range of built in appliances, two first floor bedrooms, house bathroom with modern white suite, easy to maintain garden to the rear. Offered with No Chain. Viewing Essential.

Entrance to Living Room

With double glazed entrance door and window, central heating radiator.

Kitchen Diner

Fitted with a matching range of light oak effect fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, built in oven and hob with extractor hood over, plumbing for automatic washing machine, double glazed window and rear entrance door, central heating radiator.

Stairs lead to First Floor Landing**Bedroom to Front**

With double glazed window, central heating radiator.

Bedroom to Rear

With double glazed window, central heating radiator.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, paneled bath with shower attachment, tiling, double glazed window.

Outside

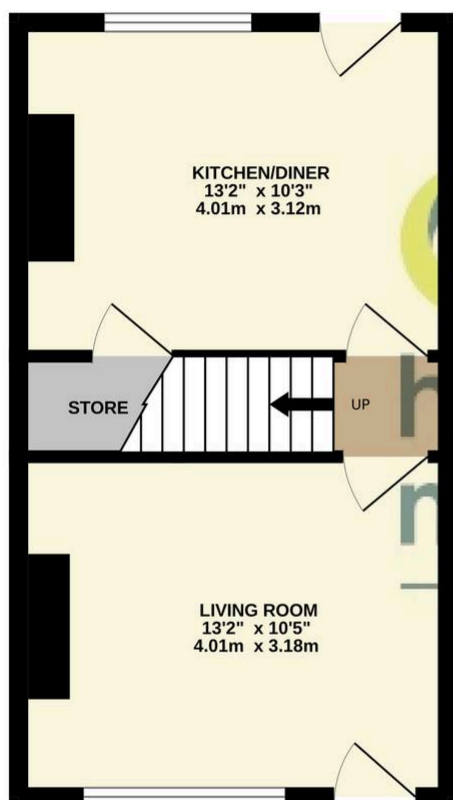
The property is street lined to the front, to the rear, low maintenance enclosed garden.

Disclaimer

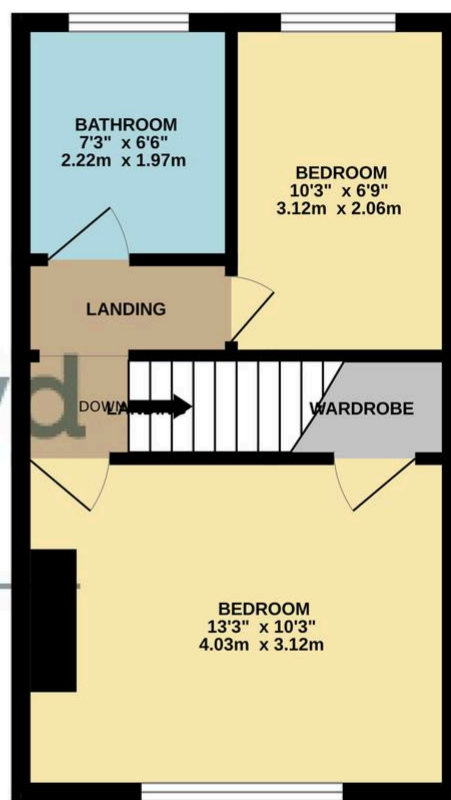
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.



GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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