



Broadmead, CASTLEFORD WF10 4SE

welcome to

Broadmead, CASTLEFORD

MOVING ON UP? If you're looking for a spacious SEMI DETACHED for your growing family, we may have found the PERFECT property for you! At a Guide Price of £180,000 - £190,000 this spacious property offers fantastic living accommodation including a conservatory PLUS FANTASTIC Gardens for entertaining!



Entrance Hall

Having an entrance door to the front aspect, a gas central heating radiator, a built in storage cupboard and stairs to the first floor landing.

Lounge

15' 8" max x 11' 6" max (4.78m max x 3.51m max)
With a double glazed window to the front aspect, spotlights, a gas central heating radiator and modern electric built in fire.

Kitchen Diner

14' 5" max x 8' 1" max (4.39m max x 2.46m max)
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric oven with a gas hob and cooker hood extractor over. Also includes plumbing for a washing machine, a gas central heating radiator, an understairs storage cupboard, two double glazed windows and a door to the rear.

Conservatory/Study

11' 5" max x 7' 5" max (3.48m max x 2.26m max)
Currently used a study providing power, light, electric blinds and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor, access hatch to the part boarded loft and a double glazed window to the side aspect.

Bedroom One

14' 1" max x 8' 4" max (4.29m max x 2.54m max)
Double glazed window to the front aspect and a gas central heating radiator.

Bedroom Two

10' 1" max x 8' 4" max (3.07m max x 2.54m max)
Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

10' 1" max x 5' 9" max (3.07m max x 1.75m max)
Double glazed window to the front, a built in storage cupboard housing the gas central heating boiler and a gas central heating radiator.

Shower Room

Consisting of a walk in shower and wash hand basin with incorporated vanity unit, a low level flush w.c a heated towel rail, spotlights with a double glazed window to the rear.

Exterior

Externally to the front is a garden mainly Laid lawn, Indian stone flowing down to the side of the property with gated access. Whilst the Indian stone continues to the rear, providing a low maintenance garden with a useful brick built outbuilding and access to the garage and driveway.

Garage

With an electric roller shutter door, power and light.



view this property online williamhbrown.co.uk/Property/CAF113282



welcome to

Broadmead, CASTLEFORD

- Guide Price £180,000 - £190,000
- Three Bedroom Semi Detached Home
- Kitchen Diner
- Spacious Living Accommodation
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£180,000 - £190,000



view this property online williamhbrown.co.uk/Property/CAF113282



Please note the marker reflects the postcode not the actual property



Property Ref:
CAF113282 - 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



01977 512628



castleford@williamhbrown.co.uk



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



williamhbrown.co.uk