



Mapplewell Road, Castleford WF10 2PZ



welcome to

Mapplewell Road, Castleford

****GUIDE PRICE £290,000 - £300,000**** Welcome to this spacious FOUR bedroom DETACHED home is ready for you to grab your things and move on in! With four generous bedrooms, a GARDEN, drive and garage for OFF STREET PARKING, this property has room for the whole FAMILY!



Entrance Hall

Lounge

19' 5" max x 10' 8" max (5.92m max x 3.25m max)

Kitchen Diner

19' 4" max x 10' 8" max (5.89m max x 3.25m max)

W.C

Utility

7' 1" max x 5' 2" max (2.16m max x 1.57m max)

First Floor Landing

Bedroom One

11' 1" max x 10' 8" max (3.38m max x 3.25m max)

En-Suite

Bedroom Two

11' 1" max x 11' max (3.38m max x 3.35m max)

Bedroom Three

11' max x 8' 6" max (3.35m max x 2.59m max)

Bedroom Four

10' 2" max x 7' 3" max (3.10m max x 2.21m max)

Family Bathroom

Detached Garage

Exterior

Enclosed Rear Garden



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welcome to

Mapplewell Road, Castleford

- GUIDE PRICE £290,000 - £300,000
- FOUR Bedroom DETACHED Family Home
- MODERN Kitchen Diner
- En-Suite, Ground Floor W.C & Family Bathroom
- Detached GARAGE & DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£290,000 - £300,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No liability or guarantee is accepted in relation to any purchase and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A plan.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CAF113494](https://www.williamhbrown.co.uk/Property/CAF113494)



Property Ref:
CAF113494 - 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.



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