



Leeds Road, Allerton Bywater Castleford WF10 2HU



**william
h brown**

welcome to

Leeds Road, Allerton Bywater Castleford

BEAUTIFULLY PRESENTED FOUR-bedroom MID TERRACE in sought after Allerton Bywater, set back behind a BUFFER GARDEN. Boasting cosy lounge with LOG BURNER, stylish KITCHEN, converted loft rooms, PARKING, close to SCHOOLS and St Aidan's NATURE RESERVE. Ideal FAMILY home, MOVE IN READY. VIEWING ADVISED!!



Buffer Garden**Entrance Hall****Lounge**

10' 8" x 13' 2" (3.25m x 4.01m)

Kitchen

11' 3" x 12' (3.43m x 3.66m)

Landing**Bedroom One**

14' 5" x 13' 2" (4.39m x 4.01m)

Bedroom Four

11' 10" x 6' 2" (3.61m x 1.88m)

Bedroom Two

8' 2" x 14' 5" (2.49m x 4.39m)

Bedroom Three

5' 2" x 14' 4" (1.57m x 4.37m)

Bathroom**Rear Yard**

parking to rear via dropped curb



view this property online williamhbrown.co.uk/Property/CAF114437



welcome to

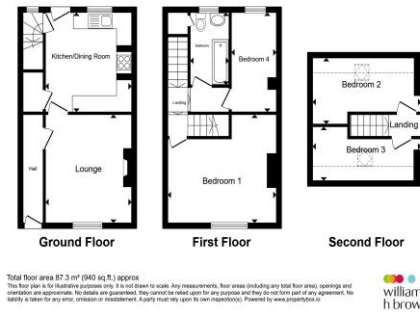
Leeds Road, Allerton Bywater Castleford

- ** GUIDE PRICE £160,000 - £170,000 **
- FOUR Bedroom, MID TERRACE Home
- Rear YARD with PARKING
- IMMACULATE Throughout
- SOUGHT AFTER LOCATION

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

guide price

£160,000 - £170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114437



Property Ref:
CAF114437 - 0003

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