



Newfield Avenue, Castleford WF10 4BH



welcome to

Newfield Avenue, Castleford

THREE-bedroom SEMI DETACHED home for sale CHAIN FREE with SPACIOUS DRIVEWAY for 3 cars. TWO RECEPTION ROOMS with box bay window and patio doors. Fitted kitchen, SUNROOM, WC, three bedrooms, bathroom, TWO GARAGES and REAR GARDEN. FULL OF POTENTIAL to add your own stamp!!



Front Garden

Entrance Hall

Lounge

12' 6" x 11' 8" (3.81m x 3.56m)

Dining Room

9' 10" x 11' 11" (3.00m x 3.63m)

Kitchen

14' 5" x 6' 3" (4.39m x 1.91m)

Sun Room

10' 2" x 6' 7" (3.10m x 2.01m)

Landing

Bedroom One

11' x 9' (3.35m x 2.74m)

Bedroom Two

8' 6" x 11' 7" (2.59m x 3.53m)

Bedroom Three

7' 1" x 7' 10" (2.16m x 2.39m)

Bathroom

Double Garage

Single Garage

Rear Garden



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Newfield Avenue, Castleford

- ** GUIDE PRICE £200,000 - £210,000 **
- THREE Bedroom, SEMI DETACHED Home
- DRIVEWAY for 3 Cars!!
- CHAIN FREE Sale
- TWO Reception Rooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£200,000 - £210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF114453 - 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.

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