



Kitson Road, Castleford WF10 5GF



welcome to

Kitson Road, Castleford

Stylish TWO-bedroom UPPER FLOOR FLAT in SOUGHT AFTER LOCATION. Boasting a bright OPEN PLAN living space with JULIET BALCONY, MODERN fitted kitchen, and TWO generous bedrooms. IMMACULATEDLY PRESENTED throughout with Jack & Jill bathroom and ALLOCATED PARKING — ideal for FIRST TIME BUYERS!!



Entrance Hall**Lounge/ Kitchen**

10' 7" x 20' 9" (3.23m x 6.32m)

Bedroom One

9' 2" x 14' 6" (2.79m x 4.42m)

Bedroom Two

6' 9" x 10' 7" (2.06m x 3.23m)

Bathroom

jack and jill bathroom



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Kitson Road, Castleford

- TWO Bedroom, UPPER FLOOR Flat
- IMMACULATE THROUGHOUT
- OPEN PLAN Living Space
- JULIET BALCONY
- MODERN Kitchen

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: A Service Charge: 333.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Total floor area 63.5 m² (676 sq ft) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and areas are approximate. The details are guaranteed. This contract is the best offer for any purposes and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own measurements. Powered by www.propertybox.co.uk



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF114413 - 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.



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