



Stanley Street, Castleford WF10 4LW

welcome to

Stanley Street, Castleford

A well-presented THREE bedroom END TERRACE in Castleford, offering a bright lounge, KITCHEN/DINER, two first-floor bedrooms and bathroom, plus a top floor DORMA ROOM. With an ENCLOSED REAR YARD and TOWN CENTRE LOCATION, it's MOVE IN READY and IDEAL for FIRST TIME BUYERS!!



Entrance Hall

Lounge

11' 2" x 12' 2" (3.40m x 3.71m)

Kitchen

15' 3" x 12' 11" (4.65m x 3.94m)

Cellar

First Floor Landing

Bedroom Two

11' 3" x 15' 9" (3.43m x 4.80m)

Bedroom Three

7' 10" x 12' 2" (2.39m x 3.71m)

Bathroom

Bedroom One

14' 4" x 14' 9" (4.37m x 4.50m)
second floor

Rear Yard



view this property online williamhbrown.co.uk/Property/CAF114184



welcome to

Stanley Street, Castleford

- THREE Bedroom, END TERRACE Home
- CHAIN FREE
- REAR YARD
- PRIME Town Centre Location
- MOVE IN READY CONDITION

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

£160,000



Total floor area 106.1 m² (1,136 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 construction are approximate. No details are guaranteed. This cannot be held against any person and they do not have 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

[view this property online williamhbrown.co.uk/Property/CAF114184](http://williamhbrown.co.uk/Property/CAF114184)



Property Ref:
CAF114184 - 0004

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