

Brookfield Avenue, Castleford WF10 4BJ

william h brown

welcome to

Brookfield Avenue, Castleford

Well presented three bedroom semi detached home featuring an extended kitchen/dining room, spacious lounge, family bathroom, driveway parking, and a rear garage. Traditional construction and maintained to a good standard throughout, making it ideal for families and first-time buyers alike.













Front Garden
Entrance Hall
Lounge
11' 45 x 12' 47 (3.35m 45 x 3.66m 47)
Dining Room
18' 34 x 11' 06 (5.49m 34 x 3.35m 06)
Kitchen
Landing
Bedroom One
10' 44 x 11' 47 (3.05m 44 x 3.35m 47)
Bedroom Two
9' 46 x 11' 11 (2.74m 46 x 3.35m 11)
Bedroom Three
7' 01 x 7' 44 (2.13m 01 x 2.13m 44)
Bathroom
Rear Garden
Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Brookfield Avenue, Castleford

- Three Bedroom Semi Detached house
- Extended kitchen/diner
- Driveway and seperate garage
- Popular residental area
- Well presented throughout

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114846

The Property Ombudsman

Property Ref:
CAF114846 - 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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