



Mapplewell Road,CASTLEFORD WF10 2PZ

welcome to

Mapplewell Road, CASTLEFORD

A beautiful, move-in-ready home offering two double bedrooms, a south-facing rear garden, and two allocated parking spaces. Beautifully presented throughout, the property also benefits from a cloakroom and a modern house bathroom.



Entrance Hall

Through Lounge Diner
15' x 13' 5" (4.57m x 4.09m)

Kitchen

11' 3" x 7' 10" (3.43m x 2.39m)

W.C.

Landing

Bedroom One

12' 4" x 11' 3" (3.76m x 3.43m)

En-Suite

6' 6" x 6' (1.98m x 1.83m)

Bedroom Two

11' 2" x 7' 7" (3.40m x 2.31m)

Family 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



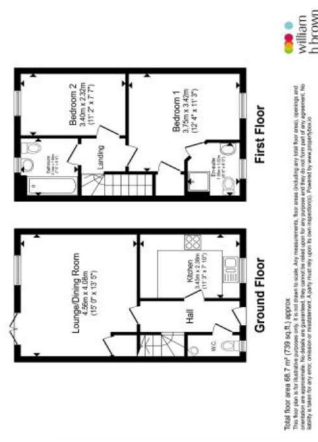
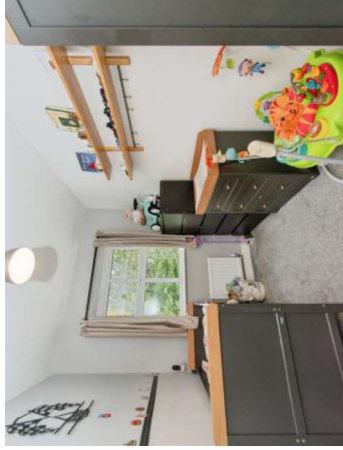
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Mapplewell Road, CASTLEFORD

- Semi Detached Home
- Two Double Bedrooms
- South Facing Rear Garden
- Double Driveway
- Ground Floor W.C

£190,000



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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 of securities. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to check 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 any important matters before exchange of contracts.



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