

Castleford Road,Normanton WF6 2HA

william h brown

welcome to

Castleford Road, Normanton

A spacious two-bedroom semi-detached home on Castleford Road, offering a generous lounge, separate dining room, fitted kitchen, two good-sized bedrooms, and an enclosed rear courtyard. Available with no onward chain.













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.

Porch
Hallway
Lounge
13' 3" x 10' 4" (4.04m x 3.15m)
Dining Room
13' 8" x 13' 3" (4.17m x 4.04m)
Kitchen
8' 4" x 7' 4" (2.54m x 2.24m)
Landing
Bedroom One
13' 9" x 13' 4" (4.19m x 4.06m)
Bedroom Two
13' 3" x 6' 7" (4.04m x 2.01m)
Bathroom

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- Two-bedroom semi-detached property
- Spacious lounge and separate dining room
- Modern fitted kitchen
- Enclosed low-maintenance rear courtyard
- Excellent investment or first-time buyer opportunity

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

guide price

£130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114500

The Property Ombudsman

Property Ref:
CAF114500 - 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.

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