



**Park Road, CASTLEFORD WF10 4RS**



**welcome to**

**Park Road, CASTLEFORD**

This THREE bedroom SEMI DETACHED home is for sale CHAIN FREE and offers a FRONT GARDEN and DRIVEWAY. Inside is a bright bay-fronted lounge leading to a fitted kitchen. With three bedrooms and a SPACIOUS REAR GARDEN, it's ideal for adding your own stamp and creating a perfect FAMILY HOME!



**Agents Note:**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

**Front Garden****Lounge**

11' 9" x 13' 4" ( 3.58m x 4.06m )

**Kitchen**

15' 8" x 6' 5" ( 4.78m x 1.96m )

**Landing****Bedroom One**

9' 5" x 10' 3" ( 2.87m x 3.12m )

**Bedroom Two**

9' x 9' 9" ( 2.74m x 2.97m )

**Bedroom Three**

6' 1" x 7' 3" ( 1.85m x 2.21m )

**Bathroom****Rear Garden**

***view this property online*** [williamhbrown.co.uk/Property/CAF114211](http://williamhbrown.co.uk/Property/CAF114211)



welcome to

## Park Road, CASTLEFORD

- THREE Bedroom, SEMI DETACHED Home
- DRIVEWAY for OFF STREET PARKING
- CHAIN FREE SALE
- GENEROUS REAR GARDEN
- Exciting Opportunity to Add our Own Touch!

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £160,000



Total floor area 44.6 m<sup>2</sup> (476 sq ft) approx.  
This floor plan is illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, coverage and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A survey must be taken by your representative. Powered by [www.zillow.com](http://www.zillow.com)

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF114211 - 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.

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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