

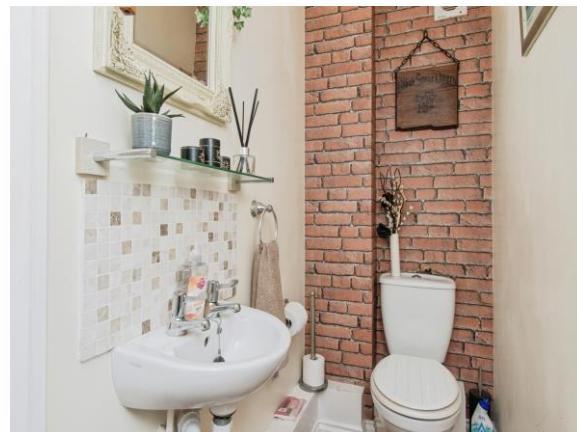


**Chiltern Avenue, Castleford WF10 5PP**

**welcome to**

## **Chiltern Avenue, Castleford**

Shared Ownership property available to Staircase to 100% ownership on Completion, Freehold on completion or similar. This TWO bedroom SEMI DETACHED in Castleford offers front GARDEN, DRIVEWAY, lounge, open-plan kitchen diner, W.C., two bright bedrooms, bathroom, and low-maintenance REAR GARDEN!



## Agents Note

Vico Homes Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 40% share plus the remaining 60% share of the property from Vico Homes Housing Association. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

## Front Garden

## Entrance Hall

### Lounge

10' 6" x 14' 2" ( 3.20m x 4.32m )

### Kitchen/ Diner

13' 8" x 8' 3" ( 4.17m x 2.51m )

## W.C

## Landing

### Bedroom One

10' 6" x 10' 2" ( 3.20m x 3.10m )

### Bedroom Two

8' 9" x 13' 8" ( 2.67m x 4.17m )

## Bathroom

## Rear Garden



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welcome to

## Chiltern Avenue, Castleford

- TWO Bedroom, SEMI DETACHED Home
- DRIVEWAY to FRONT AND REAR
- Enclosed Rear Garden
- Ground Floor W.C
- Kitchen/ Diner

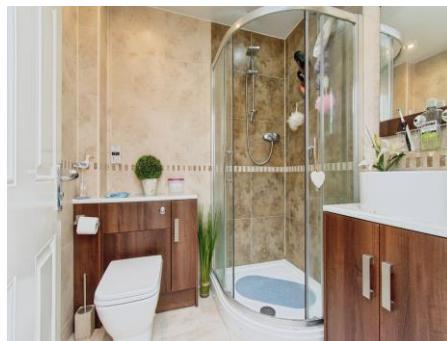
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

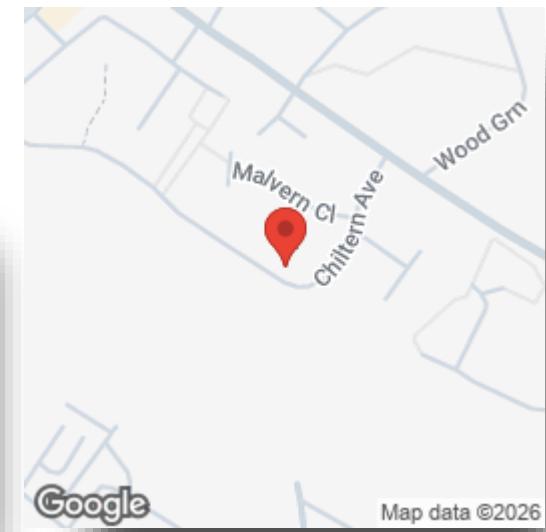
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Sep 2007.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £170,000

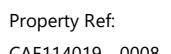


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas including any total floor area, openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.housingpoint.com



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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 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.



Property Ref:  
CAF114019 - 0008

 william h brown



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