

...Your proactive estate agent



**William Street, Castleford, WF10 2LP**  
**Offers Over £120,000**



**\*\*GREAT FOR FIRST TIME BUYERS AND INVESTORS\*\* GOOD TRANSPORT LINKS\*\*** This end terrace house situated in Castleford briefly comprises: lounge, dining room, kitchen and family bathroom to the ground floor. To the first floor are two bedrooms. Outside is a rear courtyard. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**



## GROUND FLOOR ACCOMMODATION

### Entrance

UPVC entrance door with double glazed frosted panel leading into:

### Lounge

**4.80m x 3.43m (15'8" x 11'3")**

UPVC double glazed window to the front elevation, central heating radiator, television point and door leading into:

### Dining Room

**3.79m x 3.46m (12'5" x 11'4" )**

Staircase giving access to the First Floor Accommodation, understairs storage cupboard and door leading to the bathroom. Aperture leading in to:

### Kitchen

**3.11m x 2.12m (10'2" x 6'11")**

Wood effect base and wall units with chrome T-bar handles. Four ring brushed steel gas hob with matching electric extractor over benefiting from downlighting and fan assisted electric oven. Stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface and tiled splashback. Plumbing for washing machine, ceramic floor tiling and uPVC double glazed window and door with double glazed panel to the rear elevation.

### Bathroom

**2.89m x 2.14m (9'5" x 7'0" )**

White panel bath with chrome taps over and mains shower above with chrome fittings. White pedestal wash hand basin with chrome taps over and tiled splashback and ow flush w,c with chrome fittings. UPVC double glazed frosted window to the rear elevation, chrome heated towel rail, electric extractor fan and ceramic floor tiling.

## FIRST FLOOR ACCOMMODATION

### Landing

Loft access and doors leading off.

### Bedroom One

**4.80m x 3.45m (15'8" x 11'3")**

UPVC double glazed window to the front elevation, central heating radiator and television point.

### Bedroom Two

**3.79m x 3.50m (12'5" x 11'5")**

UPVC double glazed window to the rear elevation and central heating radiator.

## EXTERIOR

### Front

Public footpath.

### Rear

Courtyard with boundaries defined by brick wall, timber fence and wrought iron vehicular and pedestrian access gate. Concrete hardstanding and outside tap.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield City Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water:

Broadband: Fibre (FTTP)

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to

over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

### **MEASUREMENTS**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### **OPENING HOURS**

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

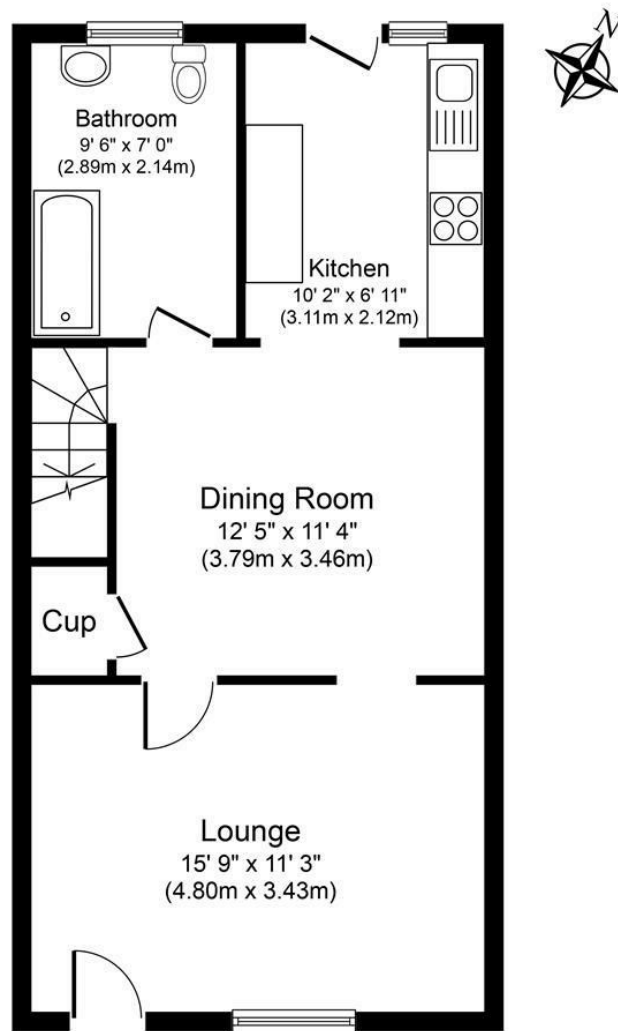
### **VIEWINGS**

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Park Row**



**Ground Floor**  
**Approximate Floor Area**  
 527 sq. ft.  
 (49.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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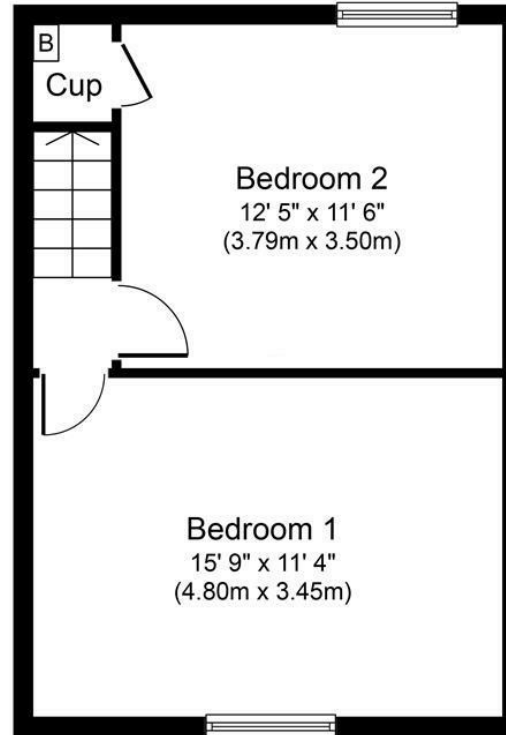
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**First Floor**  
**Approximate Floor Area**  
**363 sq. ft.**  
**(33.8 sq. m.)**

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