



Whincop Avenue, Castleford WF10 1QQ

welcome to

Whincop Avenue, Castleford

A well-presented THREE bed SEMI DETACHED home in Castleford, offering a bright lounge, kitchen/diner, ground-floor bathroom, three bedrooms, front and rear GARDENS, detached GARAGE, and a large DRIVEWAY with car port. MOVE IN READY and close to SCHOOLS and GREEN SPACES!



Front Garden

Entrance Hall

Lounge

12' 8" x 14' 9" (3.86m x 4.50m)

Kitchen

10' 2" x 12' 8" (3.10m x 3.86m)

Bathroom

Landing

Bedroom One

11' 8" x 14' 9" (3.56m x 4.50m)

Bedroom Two

11' 3" x 8' 10" (3.43m x 2.69m)

Bedroom Three

8' 3" x 8' 7" (2.51m x 2.62m)

Rear Garden

Garage



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welcome to

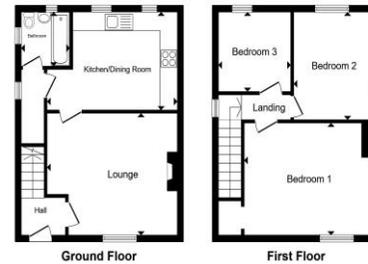
Whincop Avenue, Castleford

- ** £190,000 - £200,000 **
- THREE Bedroom, SEMI DETACHED Home
- DRIVEWAY and DETACHED GARAGE
- GARDENS to Front and Rear
- PERFECT FAMILY HOME

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

guide price

£190,000 - £200,000



Total floor area 77.6 m² (835 sq ft) approx.
This floor plan is for illustrative purposes only and 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 buyer must read open to view requirements. Powered by www.williamh.co.uk



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF113878 - 0003

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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