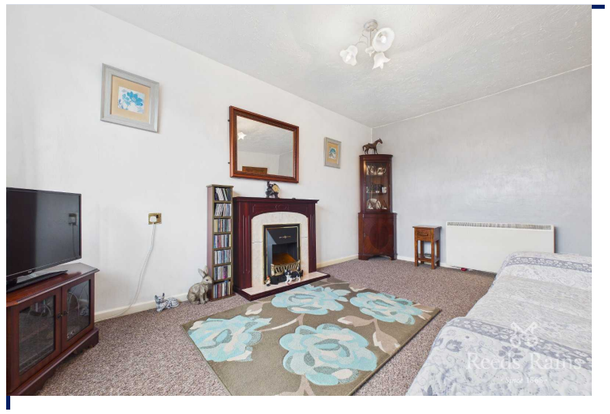
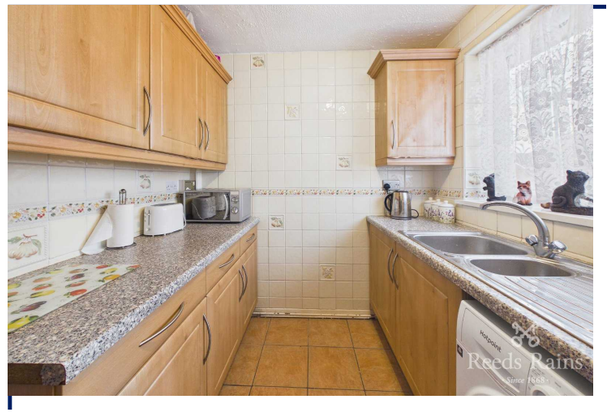
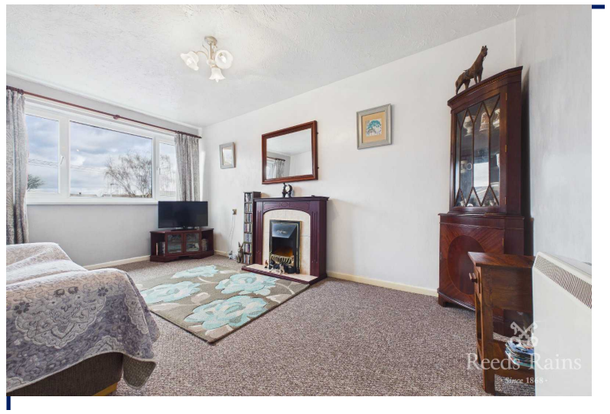
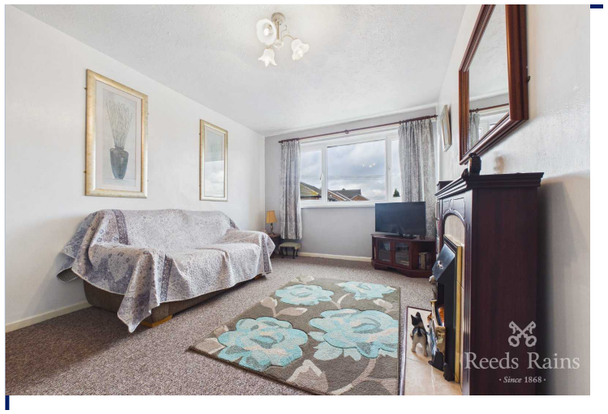


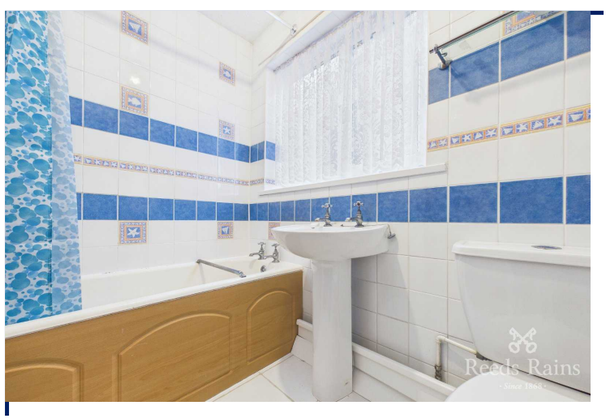














Willow Court, Castleford, West Yorkshire, WF10

Guide Price: £90,000-£100,000 Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Willow Court, Castleford, West Yorkshire, WF10
Guide Price: £90,000 Leasehold

Council Tax Band: A
EPC Rating: F

** Guide Price £90,000 - £100,000 ** WHAT A GEM! A WELL PRESENTED first floor flat with TWO DOUBLE BEDROOMS!! THIS is a MUST SEE! GREAT FOR FIRST TIME BUYERS or SOMEONE WHO NEEDS ONE LEVEL LIVING? To VIEW call Reeds Rains NOW!

Main Description
** Guide Price £90,000 - £100,000 ** We are pleased to offer to the market this great ground first floor flat with two double bedrooms, it would be ideal for first time buyers, investors, downsizing or someone who needs one level living but cannot find a bungalow suitable. With double glazing and electric heating. The accommodation comprises of a front entrance hall, lounge, kitchen, two bedrooms and a bathroom. Great for commuters being within easy reach of motorway, bus and rail networks and c;lose to local amenities. Viewing recommended

Entrance Hallway
A double glazed door opens from the side aspect. Stairs lead to the landing area.

Inner Landing
With vinyl flooring and a wall mounted heater. Doors lead to the flats accommodation.

Lounge
9'11" x 14'10" (3.02m x 4.52m)
A feature fire surround with an electric heater inset. a wall mounted electric heater and a window overlooks the front aspect.

Kitchen
7'11" x 7' (2.41m x 2.13m)
Fitted with a range of wall and base units, a roll edge work surface with a stainless steel 1½ bowl sink with a chrome effect mixer tap inset. With space for a cooker, plumbing for a washing machine, a tiled floor, tiled walls and a window overlooks the front aspect.

Bedroom One
8'3" x 14'6" (2.51m x 4.42m)
A wall mounted electric heater and a window overlooks the rear aspect.

Bathroom
4'11" x 6'8" (1.5m x 2.03m)
Comprises of a low level WC, a pedestal wash basin and a panelled bath with an electric shower inset. With tiled walls, a tiled floor and a window overlooks the side aspect.

Bedroom Two
9'3" x 11'6" (2.82m x 3.5m)
A wall mounted electric heater and a window overlooks the rear aspect.

Exterior
There is a front pathway to get to the side gate. The rear garden is enclosed, laid with artificial grass and planted borders.

Agents Notes
The lease is around £240 per annum and the ground rent is £10 per annum.

The lease is 125 years starting from 18th November 2002 and has around 101 years remaining.

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

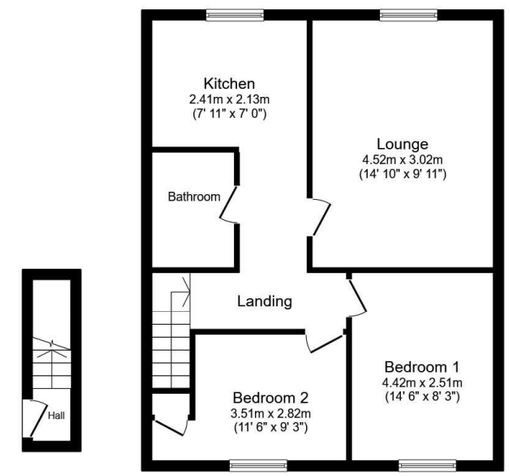
We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 66.3 sq.m. (714 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Reeds Rains

Other important information which you will need to know about this property can be found at reedsrains.co.uk