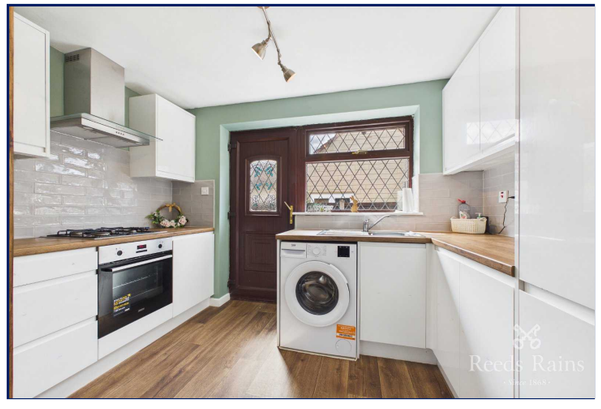




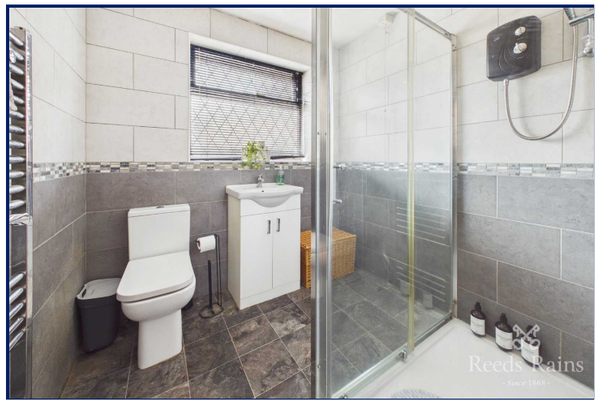












Hemsby Road, Castleford, West Yorkshire, WF10

Guide Price: £250,000 - £260,000 Freehold

Reeds Rains

reedsrains.co.uk

Hemsby Road, Castleford, West Yorkshire, WF10

Guide Price: £250,000 Freehold

Council Tax Band: C
EPC Rating: D

AMAZING OPPORTUNITY !! ** No Chain ** A fantastic extended detached bungalow on a wonderful plot. In need of some updating to make this your OWN HOME!! Viewings are a must to appreciate the size of the plot and the opportunity available to create your dream home.

Main Description
Offered to the market with no chain set on an amazing plot is this extended detached bungalow situated on a sought after street, this could be your dream home!! Although in need of some updating it has still been lovingly maintained by the previous owners. The property has gas central heating from a 1 year old boiler and double glazing and comprises of an entrance hall, lounge, kitchen, three bedrooms (one could be used as a second sitting room) and a shower room. Fantastic gardens to the front and rear with ample parking, out buidings and a garage. Close to local amenities and great for commuting being within easy reach of bus, train and motorway links. This really is a must see home!!

Entrance Hall
A double glazed door opens from the front, a storage cupboard, a central heating radiator and a door leads to the lounge.

Lounge
13'7" x 19'3" (4.14m x 5.87m)
A feature fire surround with an electric fire inset, coving, a central heating radiator and a bay window overlooks the front aspect. A door leads to the inner hall and kitchen.

Kitchen
10'9" x 7'6" (3.28m x 2.29m)
Fitted with a range of wall and base units, a roll edge work surface with tiled splash backs and a stainless steel sink with a chrome effect mixer tap inset. A stainless steel electric oven, gas hob with cooker hood over. With plumbing for a washing machine, an integral fridge freezer, a central heating radiator, a widow and double glazed door open to the side driveway.

Inner Hallway
Doors lead to the bedrooms and shower room.

Bedroom One/Sitting Room
10'5" x 13' (3.18m x 3.96m)
A central heating radiator and a double glazed French door open to the rear aspect.

Bedroom Two
10'1"x 13'10" (3.07mx 4.22m)
A central heating radiator and a window overlooks the rear aspect.

Shower Room
6'10" x 7' (2.08m x 2.13m)
Comprises of a low level WC, a vanity wash basin with a chrome effect mixer tap inset and a shower cubicle with an electric shower over. Tiled walls, a chrome effect heated towel rail and a window overlooks the side aspect.

Bedroom Three
6'10" x 8'10" (2.08m x 2.7m)
A central heating radiator and a window overlooks the side aspect.

Exterior
The front garden is enclosed with a side driveway offering ample off road parking with a garage that has power and lighting. The rear garden is a good size, laid to lawn with a paved patio and an outbuilding which has three rooms and could be utilized for many purposes.

Agents Notes
The boiler is 1 year old.

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.

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.



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