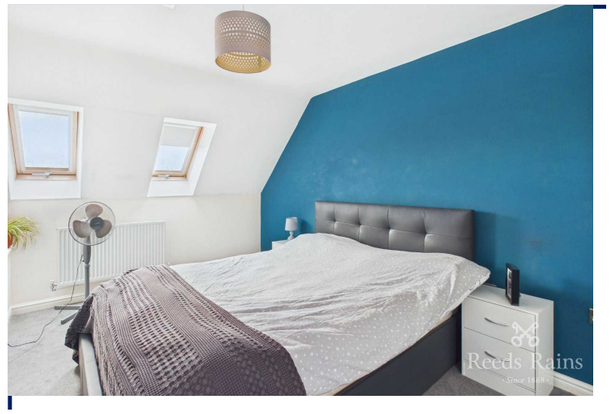
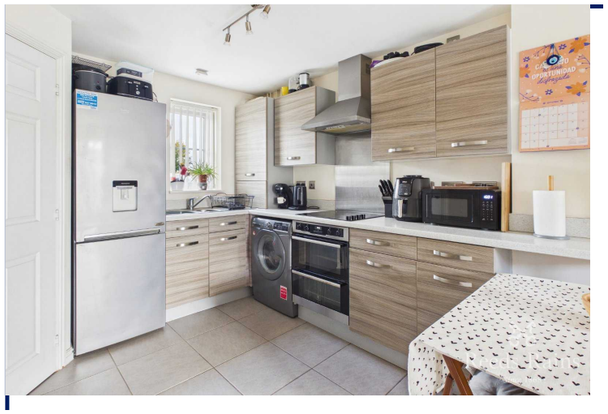
















Sycamore Drive, Castleford, West Yorkshire, WF10

Offers Over: £190,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Sycamore Drive, Castleford, West Yorkshire, WF10

Offers Over: £190,000 Leasehold

Council Tax Band: B
EPC Rating: C

Love At First Sight! If you are looking for the perfect step on the housing ladder, downsizing or maybe growing your family then this end town house would be PERFECT for you! Close to commuter links, local amenities and more. Don't miss out, call Reeds Rains NOW to book your viewing. Council Tax Band B

Main Description
An attractive three bedroom end town house over three floors. The property has double glazing and gas central. The accommodation comprises of a front entrance, modern living dining kitchen, cloakroom/WC, two first floor bedrooms and a bathroom and the main bedroom to the second floor. A drive provides parking to the front of the property. To the rear is an enclosed lawned garden with a patio area. Great for commuters with the property being close to the motorway network. Also close to bus and train links, Junction 32 shopping outlet and Xscape making it the perfect home for a variety of buyers.

GROUND FLOOR

Front Entrance
Front entrance door. Stairs to the first floor. Laminate flooring. Central heating radiator.

Living Dining Kitchen
12'2" (3.7) maximum x 22'2" (6.76) maximum
Fitted with a modern range of base and wall units incorporating a stainless steel 1½ sink with a mixer tap and roll edge laminated work top surfaces. Inset electric hob with a stainless steel extractor over. Integrated stainless steel electric oven. Plumbing for a washing machine. Space for a fridge freezer. Part tiled and part laminate flooring. Double glazed window to the front aspect. Two central heating radiators. Double glazed French doors to the rear aspect.

Cloakroom/ WC
2'8" x 4'11" (0.81m x 1.5m)
Fitted with a white suite comprising of a low level flush WC and a pedestal hand wash basin with a tiled splash back. Tiled floor. Central heating radiator.

FIRST FLOOR

Landing
Stairs to the second floor.

Bedroom Two
12'1" x 7'9" (3.68m x 2.36m)
Double glazed window to the rear aspect. Central heating radiator.

Bedroom Three
12'1" (3.68) maximum x 7'7" (2.3) maximum
Two double glazed windows to the front aspect. Central heating radiator.

Bathroom
5'5" x 6'1" (1.65m x 1.85m)
Fitted with a white suite comprising of a rectangular bath with a shower over and a screen, pedestal hand wash basin and a low level flush WC. Part tiled walls. Tiled floor. Heated towel radiator. Obscure double glazed window to the side aspect.

SECOND FLOOR

Landing
Useful storage cupboard.

Bedroom One
8'9" x 16'1" (2.67m x 4.9m)
Two double glazed skylight windows to the front aspect. A double glazed skylight window to the rear aspect. Central heating radiator.

Exterior
A drive provides parking to the front of the property. To the rear is an enclosed lawned garden with a patio area.

Agents Notes
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.

These details have not been checked or verified. We recommend that anyone interested in purchasing this property should consult with their Solicitor prior to exchange of contracts.

Lease Start Date : 20/06/2016
Lease End Date : 01/01/3014
Lease Term : 999 years from 1 January 2015
Term Remaining as of 13.9.26 : 987 years

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.

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For full EPC please contact the branch.



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.

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