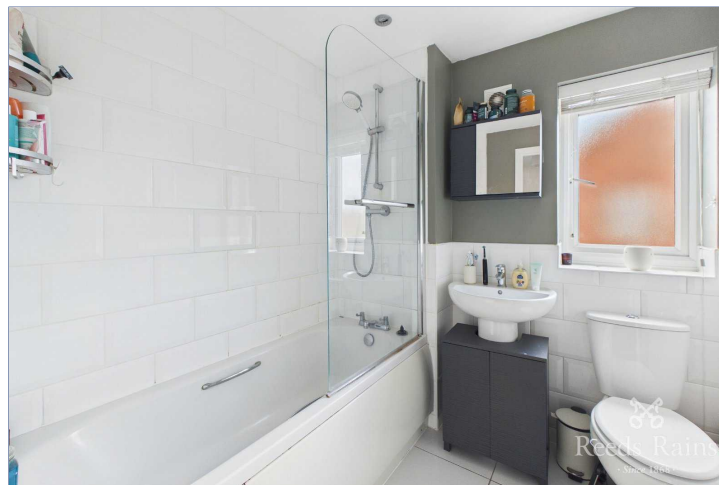




Haydock Drive, Castleford, West
Yorkshire, WF10

Asking Price: £200,000

Freehold

reedsrains.co.uk

Haydock Drive, Castleford, West Yorkshire, WF10
Asking Price: £200,000 Freehold

Council Tax Band: B
EPC Rating: B

Star Buy! Ready to move into & located in a fab spot in a popular location. Modern kitchen, spacious lounge, cloakroom/WC and more. Don't miss out, call Reeds Rains NOW to book your viewing. Council Tax Band B

Main Description

A well presented two bedroom semi detached house occupying a great spot on a popular development. The property has gas central heating and double glazing. The accommodation comprises of a front entrance, modern kitchen, cloakroom/WC, spacious lounge, two bedrooms, one with fitted wardrobes and a bathroom. To the side of the property is a drive providing parking. To the rear is an enclosed landscaped garden including a lawn, a patio and a pebbled area. Sure to be of interest to a variety of buyers. Viewing highly recommended.

GROUND FLOOR

Front Entrance

Front entrance door. Stairs to the first floor. Tiled floor. Central heating radiator.

Kitchen

10' x 12'1" (3.05m x 3.68m)
Extensively fitted with a modern range of base and wall units incorporating a single sink with a mixer tap and roll edge laminated work top surfaces. Inset stainless steel gas hob with an extractor over. Integrated electric oven. Plumbing for a washing machine. Integrated fridge freezer and dishwasher. A cupboard houses the boiler. Tiled floor. Double glazed window to the front aspect. Central heating radiator.

Cloakroom/WC

2'10" x 5'2" (0.86m x 1.57m)
Fitted with a white suite comprising of a low level flush WC and a pedestal hand wash basin with a tiled splash back. Central heating radiator.

Lounge

13'2" (4.01) maximum x 11'11" (3.63) maximum
Double glazed French doors to the rear aspect. Central heating radiator.

FIRST FLOOR

Landing

Access hatch to the loft space. Central heating radiator.

Bedroom One

11'5" (3.48) to wardrobes x 8'9" (2.67)
Fitted wardrobes to one wall. Double glazed window to the rear aspect. Central heating radiator.

Bedroom Two

13'3" (4.04) maximum x 8'5" (2.57) maximum
Storage cupboard. Double glazed window to the front aspect. Central heating radiator.

Bathroom

6'6" (1.98) maximum x 5'5" (1.65) maximum
Fitted with a white suite comprising of a rectangular bath with a shower over and screen, pedestal hand wash basin and a low level flush WC. Part tiled walls. Tiled floor. Obscure double glazed window to the side aspect. Heated towel radiator.

Exterior

To the side of the property is a drive providing parking. To the rear is an enclosed landscaped garden including a lawn, a patio and a pebbled 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.

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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.



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