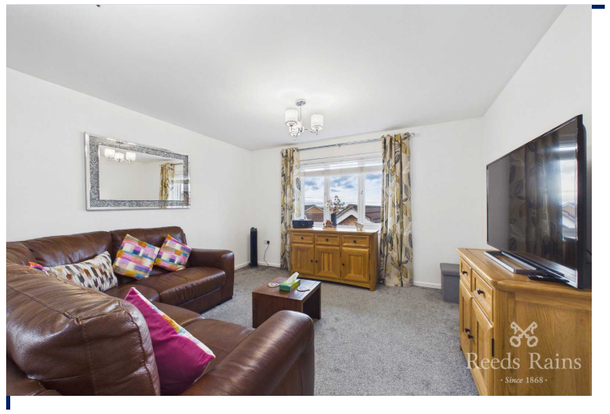
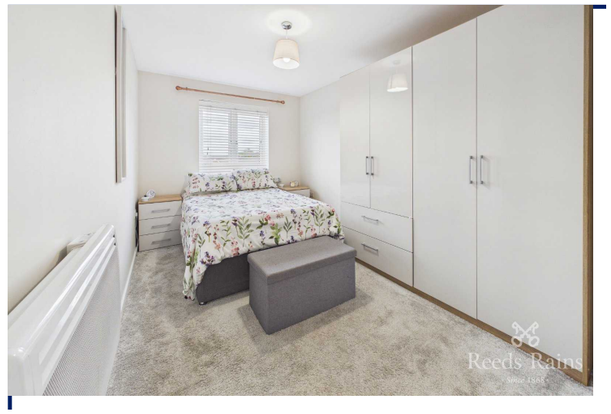
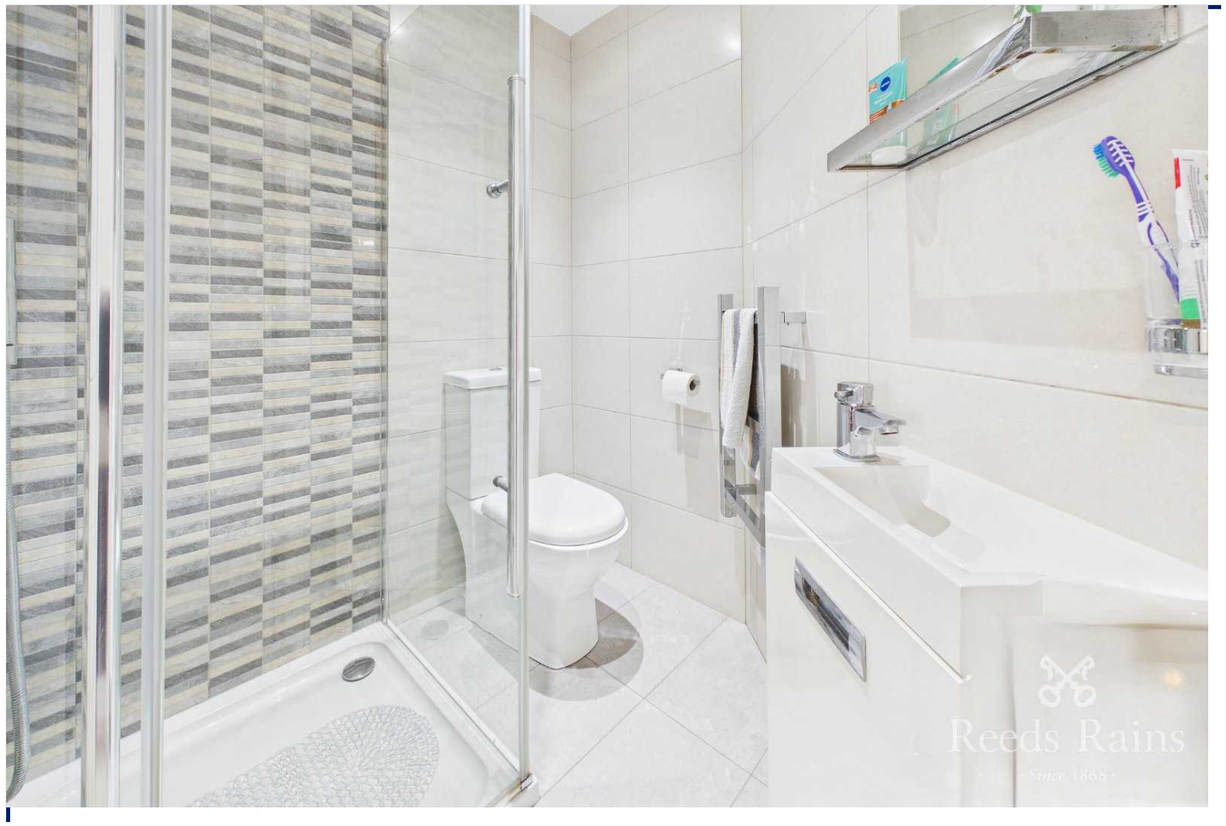
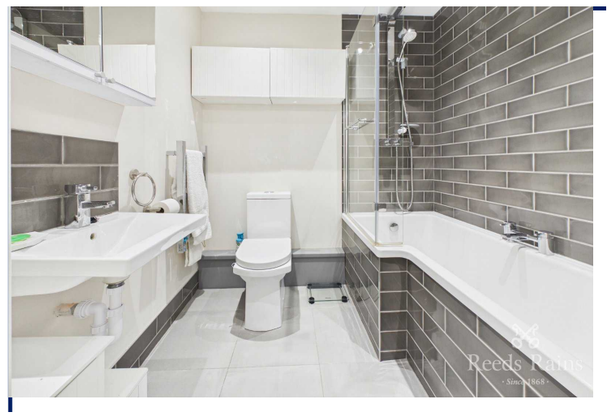


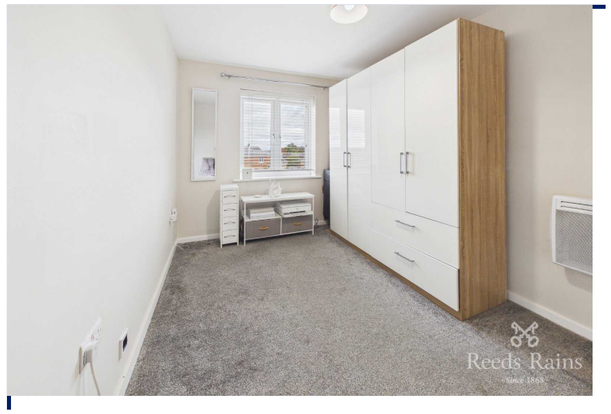












Millers Croft, Castleford, West Yorkshire, WF10

Guide Price: £120,000 - £130,000 Leasehold

Reeds Rains

reedsrains.co.uk

Millers Croft, Castleford, West Yorkshire, WF10

Guide Price: £120,000 - £130,000 Leasehold

Council Tax Band: A
EPC Rating: C

** Guide Price £120,000 - £130,000 ** STAR BUY! Perfect for a variety of buyers! Spacious open plan living, allocated parking and great for commuters. Don't miss out, call Reeds Rains NOW to book your viewing. Council Tax Band A

Main Description
** Guide Price £120,000 - £130,000 ** A fabulous two double bedroom 2nd floor flat apartment situated in a desirable location close to local amenities and commuter links being within easy reach of bus, train and motorway networks. The property comprises of an entrance hallway, open plan living area, two double bedrooms (main with en-suite) and bathroom and benefits from double glazing and electric heaters. There is a parking space allocated to the apartment which provides off road parking.

Entrance Hall
A door opens from the main landing area, with a wall mounted heater and doors lead to bedrooms, bathroom and the open plan living area.

Open Plan Living Area
14'1" x 21'5" (4.3m x 6.53m)
This fantastic space is naturally lit with two windows overlooking the side and front aspects. The kitchen is fitted with wall and base units, roll edge work surfaces with tiled splash basks and a stainless steel sink with a chrome effect mixer tap inset. There is a stainless steel electric oven, electric hob with cooker hood over. With plumbing for a washing machine and space for a fridge freezer. There is an electric wall mounted heater.

Bedroom One
8'6" x 12' (2.6m x 3.66m)
An electric wall mounted heater and a window overlooks the front aspect and views beyond. A door leads to the en-suite.

En-Suite
5'9" (Max) x 5'3" (1.75m (Max) x 1.6m)
Comprises of a low level WC, a vanity wash basin with a chrome effect mixer tap inset and a shower cubicle with a chrome effect mains shower over with rain fall head attachment. Tiled walls, a tiled floor, spotlights, an extractor fan and a chrome effect heated towel rail.

Bedroom Two
8'5" x 12' (2.57m x 3.66m)
An electric wall mounted heater and a window overlooks the front aspect and views beyond.

Bathroom
6'8" x 5'6" (2.03m x 1.68m)
Comprises of a low level WC, a wall mounted wash basin with a chrome effect mixer tap inset and a panelled bath with a chrome effect mixer tap inset and mains shower over with rainfall head attachment. With tiled splash backs, a tiled floor, an extractor fan and a chrome effect heated towel rail.

Exterior
There is an allocated parking space to the property giving off road parking.

Agents Notes
There is a video intercom system.

The lease started with 155 years from 2005 and hs now 134 years remaining.

The service charge is £158.13 per month.
The annual Ground Rent is £195

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.

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.

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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.



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