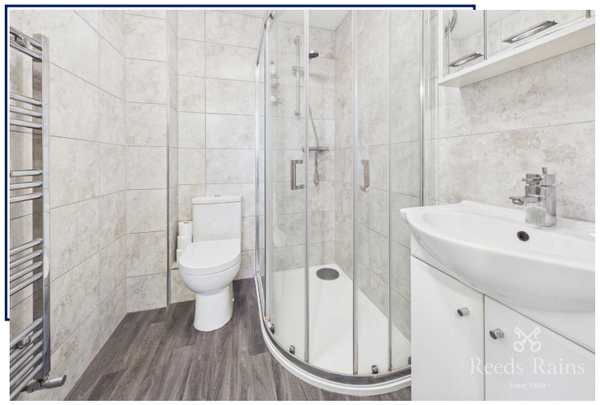
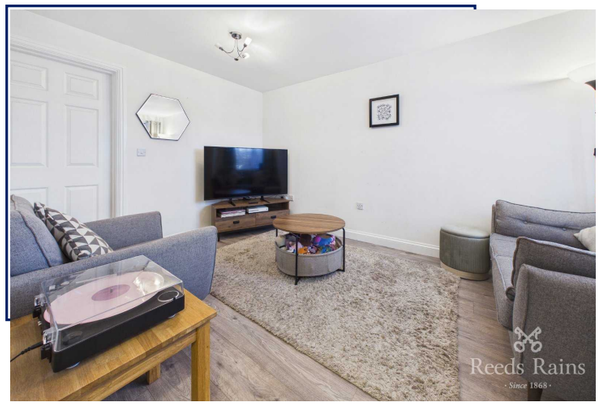




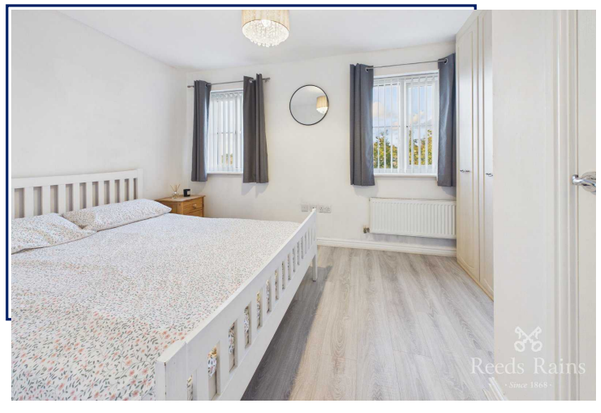












Violet Close, Castleford, West Yorkshire, WF10

Asking Price: £185,000
Freehold

Reeds Rains

The Property Ombudsman

Violet Close, Castleford, West Yorkshire, WF10

Asking Price: £185,000 Freehold

Council Tax Band: B
EPC Rating: C

ATTENTION FIRST TIME BUYERS ** This wonderful property is ideal for a variety of buyers and is situated in this top location, sat on a cul-de-sac position. This home truly needs to be viewed! Call REEDS RAINS now! Council Tax Band B

Main Description
We are pleased to offer to the market this fantastic two bedroom end town house which is situated on a popular development in Castleford. The property is double glazed throughout and has gas central heating. The accommodation comprises of a front entrance hall, cloakroom/WC, lounge and a breakfast kitchen to the ground floor. To the first floor, you are greeted with two good sized bedrooms and a shower room. Externally, to the front is open plan with a driveway offering off road parking. The rear is an enclosed artificial lawned garden with a paved patio. This house is great for commuters being in close proximity to bus, rail and motorway networks and close to great schools and local amenities. Don't miss out!

GROUND FLOOR

Entrance Hall
A double glazed composite door opens from the front aspect, with laminate flooring and a central heating radiator. Stairs lead to the first floor landing and doors lead to the cloakroom and lounge.

Cloakroom
3'1" x 4'8" (0.94m x 1.42m)
Comprises of a low level WC and a pedestal wash basin with a chrome effect mixer tap inset. With tiled splash backs and a window overlooks the front aspect.

Lounge
9'9" (2.97) (Max) x 13'9" (4.2) (Max)
With laminate flooring, a storage cupboard, a central heating radiator and a window overlooks the front aspect. A door leads to the breakfast kitchen.

Breakfast Kitchen
13' x 8'8" (Max) (3.96m x 2.64m (Max))
Fitted with a range of wall, and base units, a roll edge work surface with matching splash backs and a single bowl sink with a mixer tap inset. A stainless steel electric oven, electric hob with a cooker hood over. An integral dishwasher, plumbing for a washing machine, tiles to splash back areas, a tiled floor, a central heating radiator, window and double glazed French doors open to the rear garden.

FIRST FLOOR

Landing
A window overlooks the side aspect. Doors lead to the bedrooms and shower room.

Bedroom One
11'1" (3.38) (To wardrobes) x 8'9" (2.67)
Fitted wardrobes to one wall, a storage cupboard, laminate flooring, a central heating radiator and two windows overlook the front aspect.

Shower Room
6'8" x 5'5" (2.03m x 1.65m)
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. Tiled walls, an extractor fan and a chrome effect heated towel rail.

Bedroom Two
11' (3.35) (To wardrobes) x 7'4" (2.24)
Fitted wardrobes to one wall and access to the loft space which has ladders and is boarded. With laminate flooring, a central heating radiator and two windows overlook the rear aspect.

Exterior
To the front is an open plan garden with a driveway offering off road parking. The south facing rear is an enclosed artificial lawned garden with a paved patio, garden shed and outside tap.

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.

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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.



For full EPC please contact the branch.

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



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