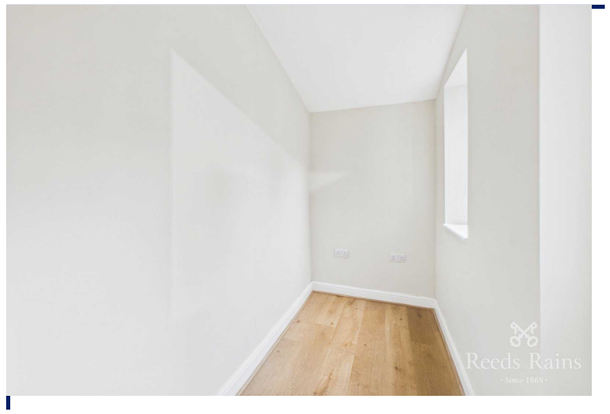
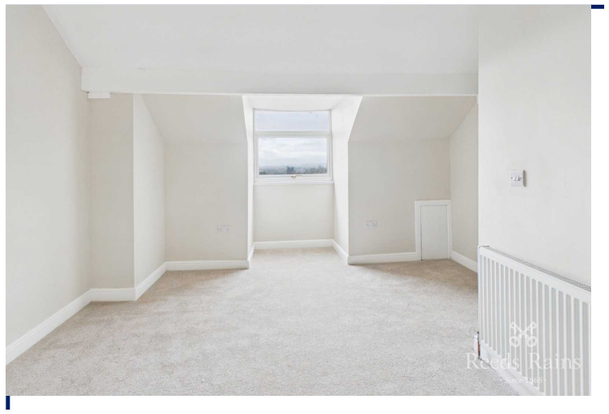
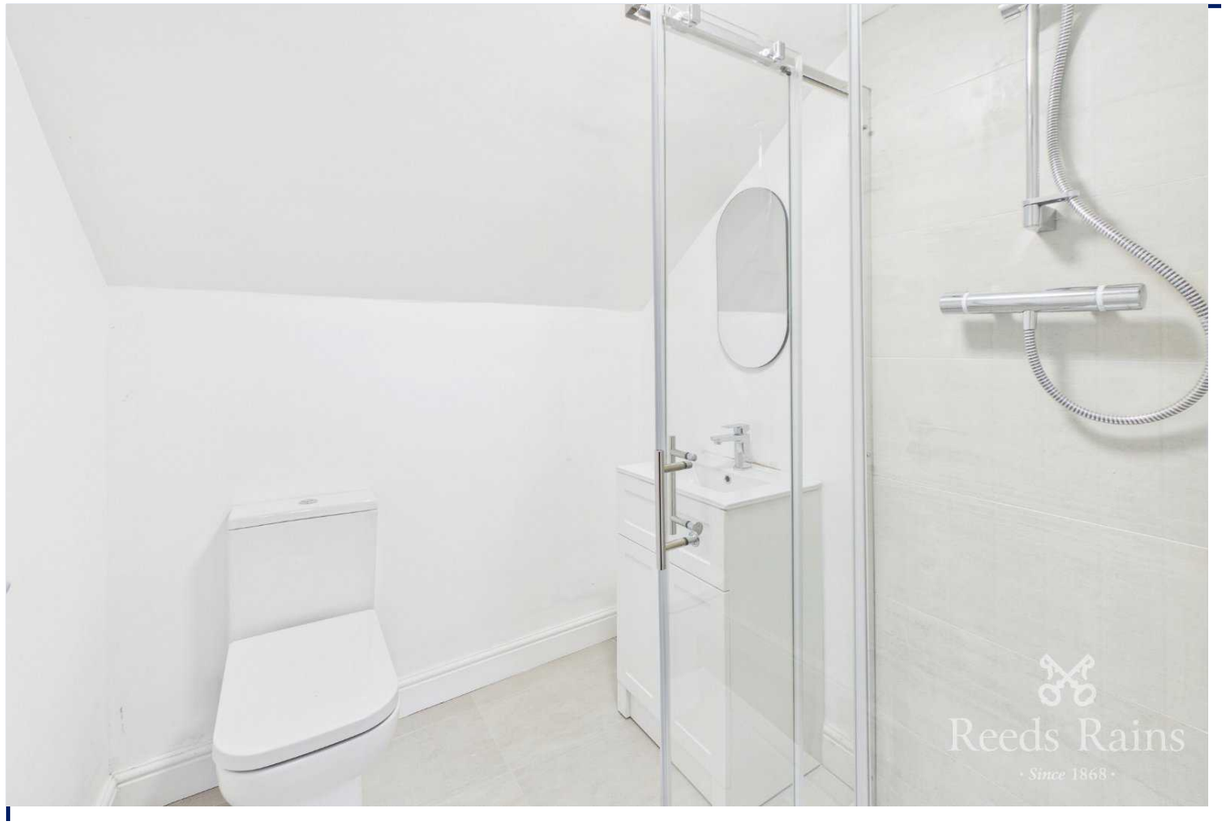
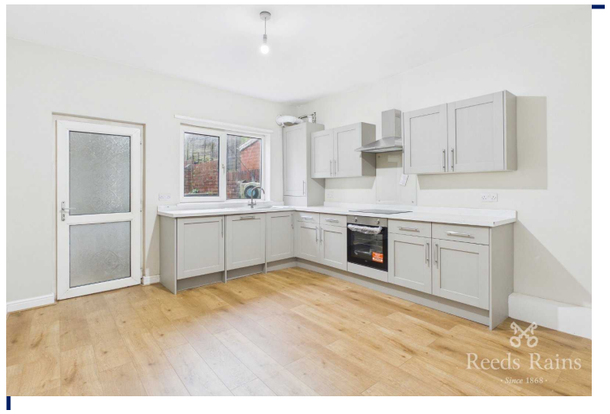




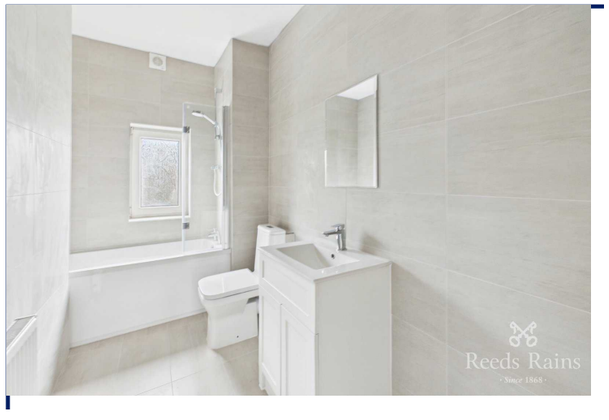












Churchfield Lane, Castleford, West Yorkshire, WF10

Asking Price: £190,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Churchfield Lane, Castleford, West Yorkshire, WF10
Asking Price: £190,000 Freehold

Council Tax Band: A
EPC Rating: D

Star Buy! Recently improved and ready to move into. Accommodation over three floors, spacious lounge, modern dining kitchen, en suite to main bedroom and more. Don't miss out, call Reeds Rains NOW to book your viewing. Council Tax Band A

Main Description
** No Chain ** A recently improved three bedroom terrace house with accommodation over three floors and a cellar. The property has gas central heating and double glazing. The accommodation comprises of a lounge, modern dining kitchen with access to the cellar, rear entrance, two first floor bedrooms and a bathroom. Main bedroom and ensuite shower room to the second floor. Enclosed buffer garden to the front aspect and street parking. To the rear is an enclosed garden. Sure to be of interest to a variety of buyers, viewing recommended.

GROUND FLOOR

Lounge
12'9" maximum x 13'1" (3.89m maximum x 4m)
Double glazed window to the front aspect. Central heating radiator. Obscure double glazed front entrance door.

Inner Lobby
Stairs to the first floor.

Dining Kitchen
12'8" x 13'9" (3.86m x 4.2m)
Fitted with a modern range of base and wall units incorporating a stainless steel single sink with a mixer tap and work top surfaces. Inset electric hob with an extractor over. Integrated electric oven. A cupboard housing a boiler. Wood laminate flooring. Double glazed window to the rear aspect. Central heating radiator. Understairs store and access to the cellar.

Rear Entrance Porch
4'3" x 8'7" (1.3m x 2.62m)
Wood laminate flooring. Double glazed window to the rear aspect. Double glazed rear entrance door.

FIRST FLOOR

Landing

Bedroom Two
12'9" (3.89) maximum x 13'2" (4.01)
Storage cupboard. Double glazed window to the front aspect. Central heating radiator.

Bedroom Three
7'4" (2.24) maximum x 10'7" (3.23)
Double glazed window to the rear aspect. Central heating radiator.

Bathroom
5' (1.52) maximum x 10'5" (3.18) maximum
Fitted with a white suite comprising of a rectangular bath with a shower over, vanity hand wash basin and a low level flush WC. Tiled walls. Tiled floor. Central heating radiator.

SECOND FLOOR

Bedroom One
12'10" (3.9) maximum x 19'7" (5.97) maximum
Double glazed window to the front aspect. Central heating radiator.

En Suite Shower Room
5'8" x 5'9" (1.73m x 1.75m)
Fitted with a white suite comprising a cubicle housing a shower, vanity hand wash basin and a low level flush WC. Tiled floor.

Exterior
Enclosed buffer garden to the front aspect and street parking. To the rear is an enclosed garden.

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.

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