



Camden Road, Castleford WF10 3LY



welcome to

Camden Road, Castleford

Step into this THREE-bedroom SEMI DETACHED with DRIVEWAY, front garden, spacious lounge/diner with gas fire and PATIO DOORS, fitted kitchen, utility, bathroom, rear GARDEN, detached GARAGE. Ideal for FAMILIES to add their OWN STAMP!



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Front Garden

Lounge/ Dining Room

19' 7" x 9' 9" (5.97m x 2.97m)

Kitchen

10' 10" x 9' 7" (3.30m x 2.92m)

Utility Room

Landing

Bedroom One

11' 7" x 10' 4" (3.53m x 3.15m)

Bedroom Two

13' 6" x 9' 1" (4.11m x 2.77m)

Bedroom Three

11' 2" x 6' 4" (3.40m x 1.93m)

Bathroom

Rear Garden

Agents Note

This property is Non-Standard Construction



view this property online williamhbrown.co.uk/Property/CAF114550



welcome to

Camden Road, Castleford

- THREE Bedroom, SEMI DETACHED Property
- DETACHED Garage
- Full of POTENTIAL
- DRIVEWAY

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£140,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.floorplan.com



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114550



Property Ref:
CAF114550 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



williamhbrown.co.uk