



Park Lane, Allerton Bywater CASTLEFORD WF10 2AJ

welcome to

Park Lane, Allerton Bywater CASTLEFORD

Charming TWO bedroom MID TERRACE in Allerton Bywater, ideal for FIRST TIME BUYERS and offered CHAIN FREE. Featuring a bright lounge, spacious kitchen diner, basement, enclosed courtyard and brick outbuilding. Newly decorated throughout, MOVE IN READY, close to SCHOOLS and ST AIDANS NATURE RESERVE!



Entrance Hall

Lounge

11' 9" x 13' 2" (3.58m x 4.01m)

Kitchen

13' x 13' 2" (3.96m x 4.01m)

Basement

First Floor Landing

Bedroom One

11' 9" x 13' 2" (3.58m x 4.01m)

Bedroom Two

6' 5" x 13' 11" (1.96m x 4.24m)

Bathroom

Rear Garden

Outbuilding

13' 2" x 6' 5" (4.01m x 1.96m)



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Park Lane, Allerton Bywater CASTLEFORD

- ** GUIDE PRICE £130,000 - £140,000 **
- TWO Bedroom, MID TERRACE Home
- Recently Decorated
- IDEAL FOR FIRST TIME BUYERS
- CHAIN FREE SALE

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

guide price

£130,000 - £140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF114467 - 0006

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.

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