



Hoctun Close, Castleford WF10 4TF

welcome to

Hoctun Close, Castleford

This IMMACULATE TWO bedroom MID TOWNHOUSE in Castleford offers a DRIVEWAY for TWO CARS. Inside is a bright lounge, a MODERN KITCHEN/ DINER with PATIO DOORS to the REAR GARDEN plus a handy WC. Upstairs are two bedrooms with wardrobes and a shower room. CHAIN FREE, PRIME LOCATION!



Front Garden

driveway for 2 cars

Entrance Hall**Lounge**

10' 1" x 13' 7" (3.07m x 4.14m)

Kitchen

8' x 13' 11" (2.44m x 4.24m)

W.C**First Floor Landing****Bedroom One**

11' 1" x 8' 9" (3.38m x 2.67m)

Bedroom Two

7' 10" x 11' 4" (2.39m x 3.45m)

Bathroom**Rear Garden****Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



view this property online williamhbrown.co.uk/Property/CAF114465



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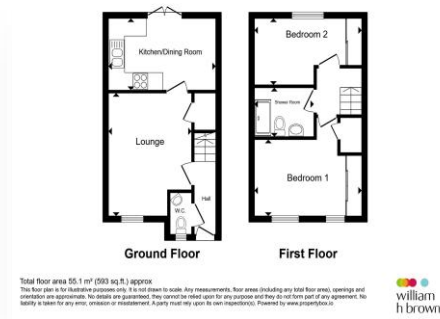
Hoctun Close, Castleford

- TWO Bedroom, MID TOWNHOUSE
- DRIVEWAY for TWO CARS
- Fitted KITCHEN with PATIO DOORS
- Ground Floor W.C
- CHAIN FREE Sale

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF114465 - 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.

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