



TWIVEY COURT,  
CASTLEFORD, WF10  
5FD

Offers Over £70,000

2 Bedroom Flat

EPC Rating: B

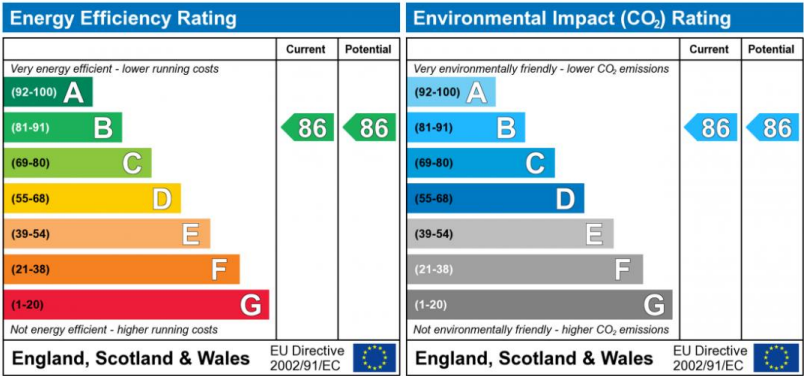
LINLEY &  
SIMPSON

Modern build 2 BEDROOM, 2 BATHROOM first floor apartment located close to the centre of Castleford with good access to the nearby motorway network, with the M62 only a few minutes away. The property briefly comprises: Communal entrance with video entry system; Private entrance hall; 2 double bedrooms with fitted wardrobes and en suite shower room off one; Open plan Living room & kitchen with dark oak effect units and integrated appliances including dishwasher, fridge freezer, oven and gas hob; Dining area off the kitchen; Main bathroom with modern white 3 piece suite and shower over the bath. Full gas central heating, Alarm and video intercom entry. 1 Allocated parking space.

The property is currently tenanted with a rental income of £525 PCM.







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Additional Information

There are 146 years remaining on the lease, an annual ground rent charge of £228.77 and an annual service charge of £935.32. A buyer is advised to confirm these details via their solicitor.

AGENTS NOTES:  
Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.