

# property details **approval form**

8 Redpoll Drive, Allerton Bywater, Castleford, West Yorkshire, England, WF10 2GG

**Date:** 17 September 2026

**Property Ref and Version:** CAF114703 - 0002

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** 10 Bank Street, CASTLEFORD, West Yorkshire, WF10 1HZ

**T** 01977 512628 **E** castleford@williamhbrown.co.uk

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## >> **price**

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guide price £170,000

Tenure: Leasehold

## >> **key features**

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- > \*\*\*GUIDE PRICE £170,000 - £180,000\*\*\*
- > Two-bedroom coach house
- > Spacious open-plan lounge/kitchen/dining room
- > Principal bedroom with en-suite shower room
- > Large garage and allocated parking
- > Popular residential location in Castleford
- > EPC Rating: C

## >> **short description**

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BEAUTIFULLY PRESENTED TWO-BEDROOM COACH HOUSE! Offering spacious open-plan living, a modern fitted kitchen, en-suite to the principal bedroom, garage and allocated parking. Situated on the popular Redpoll Drive development, ideal for first-time buyers and investors alike.

## >> **long description**

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\*\*\*GUIDE PRICE £170,000 - £180,000\*\*\* STUNNING TWO-BEDROOM COACH HOUSE WITH GARAGE AND EN-SUITE! Situated on the sought-after Redpoll Drive development in Castleford, this beautifully presented two-bedroom coach house offers spacious and modern living throughout, making it an ideal first-time purchase, downsize or investment opportunity.

The accommodation briefly comprises a private entrance hall with stairs rising to the first floor, where you'll find a generous open-plan lounge, dining and kitchen area, perfect for modern-day living and entertaining. The contemporary fitted kitchen boasts a range of attractive wall and base units with integrated appliances and ample worktop space.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en-suite shower room. A modern family bathroom serves the second bedroom and guests alike.

Externally, the property enjoys a large garage providing excellent storage or secure parking, together with allocated off-street parking. Conveniently located close to local amenities, schools, transport links and motorway networks, this superb home is ready to move straight into and must be viewed to be fully appreciated.

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## >> room description

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### **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.

### **Open Plan Lounge/Kitchen/Diner**

17' 3" x 10' 11" ( 5.26m x 3.33m )

### **Bedroom One**

11' 5" x 9' 7" ( 3.48m x 2.92m )

### **En-Suite**

### **Bedroom Two**

12' 6" x 8' 11" ( 3.81m x 2.72m )

### **Bathroom**

### **Garage**

17' 1" x 8' 5" ( 5.21m x 2.57m )

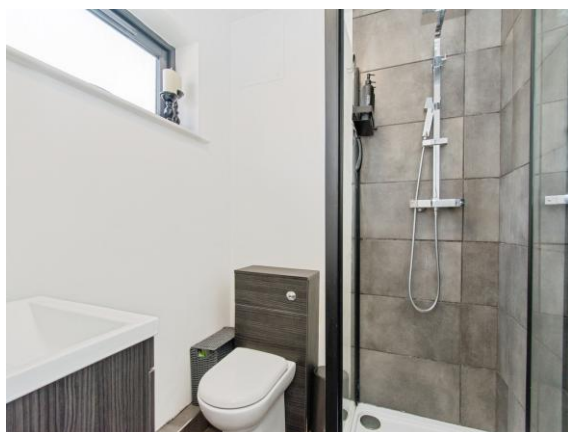
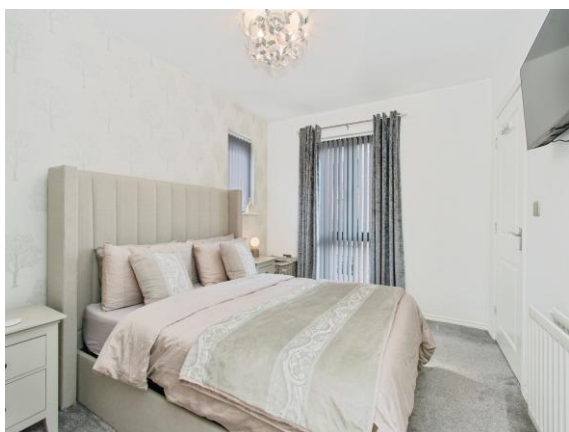
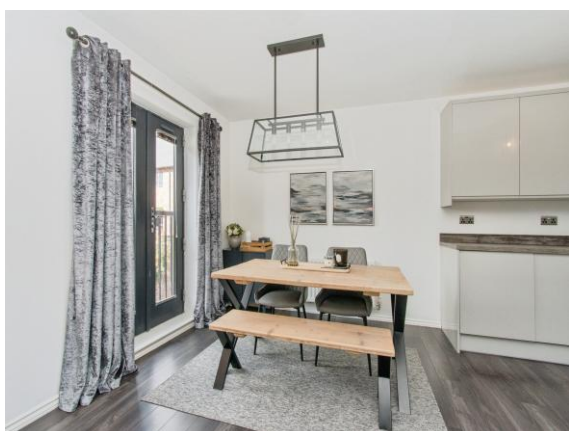
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## >> **property images**



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## >> **property images**

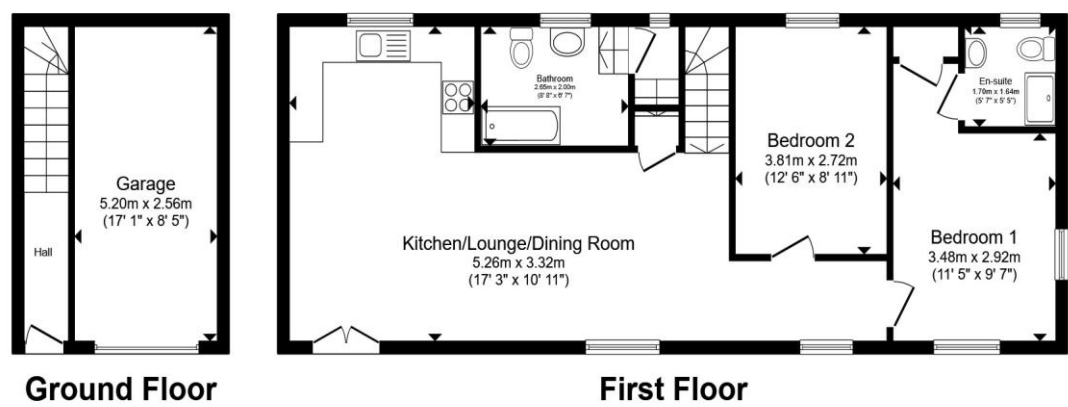
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## >> floor plan



Total floor area 90.4 m<sup>2</sup> (973 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), 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 inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

Signature      Date

|                |  |  |
|----------------|--|--|
| Connor Morgan  |  |  |
| Miss J. Nelson |  |  |