

## The Square, Castleford



**£775 Per Month**



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Discover this two-bedroom first-floor flat situated in the Airedale area of Castleford, conveniently positioned above a variety of shops. This property offers a comfortable and contemporary lifestyle, with the added convenience of inclusive electricity and water bills in the rent. The highlight of this residence is the roof terrace, providing outdoor space perfect for relaxation and entertaining. With its prime location and thoughtful amenities, this flat promises a convenient and enjoyable living experience.



- Good Sized Lounge/Dining Area
- Modern Kitchen
- Two Double Bedrooms
- Shower Room
- Roof Terrace
- Electricity and Water Bills Included in the Rent
- EPC Grade D

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Lounge

9'5"(max) x 21'1" (max) (2.89(max) x 6.43 (max))

Open plan lounge/dining area with electric heater and a window to the front elevation.

### Kitchen

8'7" x 9'6" (2.63 x 2.92)

With fitted wall and base units with work surfaces over, single sink drainer with mixer taps.

### Bedroom One

13'7" x 9'7" (4.15 x 2.94)

With windows to the front and side elevations and electric heater.

### Bedroom Two

7'6" x 13'7" (2.29 x 4.15)

With a window to the front elevation and electric heater.

### Bathroom

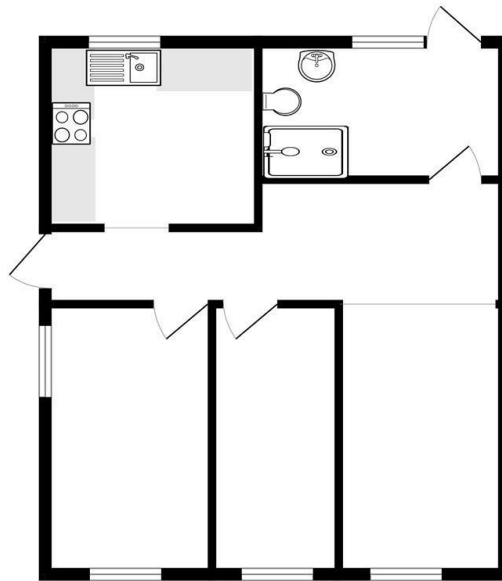
5'11" x 9'6" (1.82 x 2.92)

Fitted with a low flush wc, wash hand basin and electric shower. Door leading to the roof terrace.



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or fitness for use is given. Made with Metaplan CO2DE



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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