

## Altofts Lane, Castleford



**£625 Per Calendar Month**



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Presented to the rental market is this recently refurbished self contained studio flat with all bills included. Located within one mile from the M62 Junction 31 and two miles from the local Town Centre, this property offers great links to local amenities and industrial estates ideal for those who work within or those who travel further afield.



- Open Plan Living/ Kitchen Area
- Shower Room
- Ample Parking
- Private Balcony
- Tastefully Decorated
- Double Glazed Throughout
- Well Placed for Local Amenities
- Council Tax Band A
- EPC Grade C

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

### Lounge/Kitchen/Bedroom Studio

Consisting of a single sink drainer with mixer tap, under counter fridge freezer, electric 2 ring hob, drawers and cupboards, work surfaces, TV point and uPVC window.

### Shower Room

Consisting of a low flush w/c, hand wash basin, heated towel rail and shower cubicle.

### External

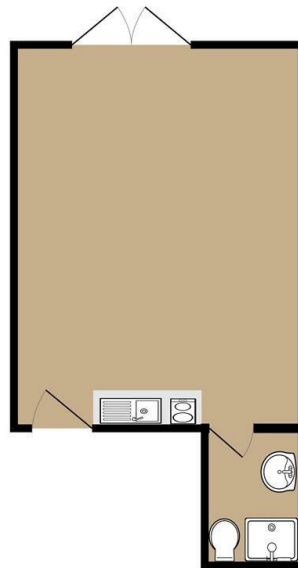
French doors leading to a private balcony.

Communal area with lawned area and ample parking.



FLOOR Plan

GROUND FLOOR  
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA: 214 sq.ft. (19.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given. Made with Mapogen 1/2023



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>74</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>		

**England & Wales** EU Directive 2002/91/EC

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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