

## College Grove, Castleford



**£800 Per Calendar Month**



2



1



1



69

New to the rental market is this ample sized end terrace property in a popular location providing great access to local amenities such as, shops, local eateries and leisure facilities. Castleford Town Centre is also close by. It is a short distance away from the M62 which provides easy routes to Wakefield and Leeds and is also well positioned close by Castleford Train station. The property boasts good sized living space throughout and is ideal for a small family or couple. Please call the office to arrange a viewing today as this property isn't going to be around for long!



- Available July
- Spacious Living Area
- Large Kitchen Diner
- Two Double Bedrooms
- Family 4 Piece Bathroom
- Generous Size Front and Rear Garden
- On Street Parking
- Holding Fee £175 NIL BOND
- EPC Grade C
- Council Tax Band A

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

### Entrance Hall

Glazed panelled door with a stair case to the first floor

### Lounge

14'7 x 11'1 (4.45m x 3.38m)

A window to the rear, fireplace with timber surround, marble back and hearth and living flame fire, a radiator and laminate floor throughout.

### Kitchen Diner

18'1 x 8'1 (5.51m x 2.46m)

Fitted with wall and base units, drawers and cupboards with work surfaces over and tiled surround, a single sink drainer with mixer tap, a built in oven with a 4 ring gas hob and extractor hood, plumbing for a washing machine, a pantry off with a vent for a tumble dryer, a radiator, two windows to the front and laminate tile floor throughout.

### Bedroom 1

14'11 x 11'2 (4.27m x 3.35m x 3.40m)

With fitted wardrobe and a window to the rear, laminate flooring and a radiator.

### Bedroom 2

10'0 x 8'2 (3.05m x 2.49m)

With laminate flooring, a radiator and a window to the rear.

### Bathroom

8'1 x 7'11 (2.46m x 2.41m)

A 4 piece bathroom featuring of a low flush wc, pedestal hand wash basin, paneled bath, a shower cubicle with a mira shower and glazed screen door. With tiled and paneled surround, a chrome heated towel rail and uPVC frosted window facing the front of the property.

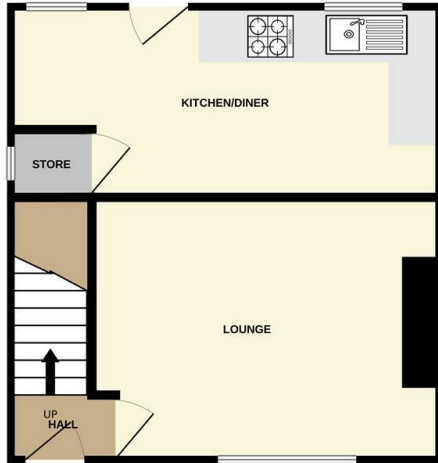
### External

To the front of the property is a foot way leading up to the property with stone chippings surround and to the rear of the home is an enclosed yard with lawned area and shed. It also has a corner plot around the side of the house with a grass area.

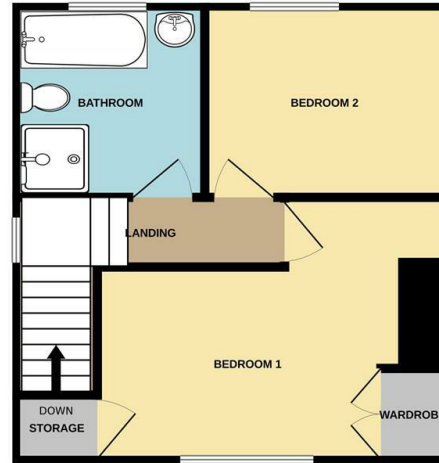


FLOOR PLAN

GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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