

Hugh Street, Castleford



£775 Per Calendar Month



2



1



1



54

We are delighted to welcome to the rental market this charming end terraced home. Having being recently refurbished to a high standard with a new kitchen, bathroom and flooring this property will not be available for long. The property is situated within easy reach of Castleford town centre and it's many amenities, and for the commuter the M62 motorway network is a short distance away. Ideal for a couple or small family.



- Modern Throughout
- Good Sized Lounge
- Newly Fitted Modern Kitchen
- Two First Floor Bedrooms
- Newly Fitted Family Bathroom
- Gas Central Heated & Double Glazed
- Enclosed Yard to the Rear
- Council Tax Band A
- EPC Grade E

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Lounge

13'10" x 10'9" (4.225 x 3.295)

Comprising of Picture window to the front elevation, telephone point and newly fitted modern grey carpet.

Kitchen

14'2" x 12'3" (4.338 x 3.736)

With an attractive fitted kitchen, single sink drainer, mixer tap, half tiled surround, draws, cupboards and wall cupboards, plumbing for washing machine, built in oven with a built in electric hob, modern laminate flooring and a door leading out to the porch.

Bedroom 1

13'11" x 10'11" (4.250 x 3.351)

Comprising of a picture window to the front, glass panelled fitted wardrobes, newly fitted modern grey carpet, period style radiator and a built in cupboard for extra storage space.

Bedroom 2

11'9" x 9'10" (3.596 x 3.015)

Window to the rear of the property over looking the garden, Period style radiator and newly fitted modern grey carpet.

Family Bathroom

8'2" x 5'8" (2.495 x 1.738)

Fitted with a modern three piece suite comprising of low flush WC, hand wash basin, panelled bath with a fitted shower, comprising of a normal shower head and also a rainfall shower head with a glass shower shower screen. There is also modern lino flooring, heated towel rail and a UPVC frosted window.

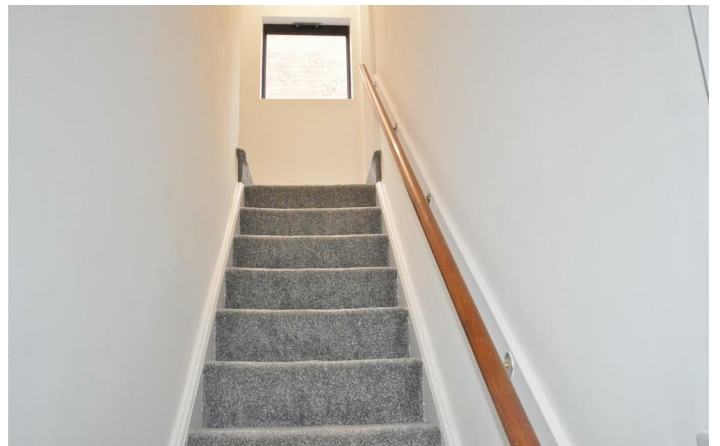
Porch

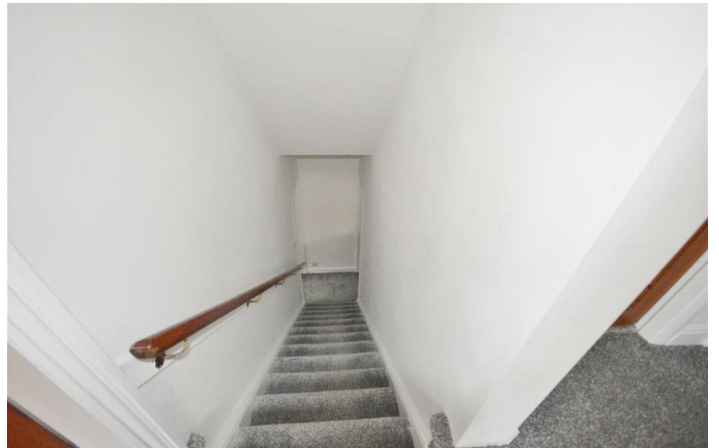
3'8" x 3'5" (1.127 x 1.046)

At the rear of the property, leading from the kitchen, comprising of a new fitted modern grey carpet, Half glazed upvc door leading the back yard and UPVC windows.

External

To the rear of the property, enclosed paved back yard with a gate for access.





FLOOR PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<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.

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