

### Shakespeare Crescent, Castleford



**£105,000**



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1



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We are delighted to present this charming ground floor apartment available for sale. Nestled in a peaceful cul-de-sac on the outskirts of Castleford, this property offers convenient access to transport links and local amenities.



- Ground Floor Apartment
- Open Plan Lounge
- Fitted Kitchen
- Bathroom With Shower
- Two Bedrooms
- Central Heating & Double Glazing
- Parking Area & Street Parking
- 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

### Entrance Lobby

Storage cupboard / cloakroom

### Lounge

14'2" x 9'5" (4.32 x 2.87)

With carpet, TV and telephone point, radiator and double glazed window to the front.

### Kitchen

A modern fitted kitchen with base and wall units, laminate work surfaces and tiled surrounds. Integrated stainless steel electric oven and hob with extractor unit over. Inset stainless steel single bowl sink, drainer and mixer tap. Washing machine and fridge/freezer. Laminate tiled flooring and a double glazed window to the side.

### Bathroom

Having a modern fitted bathroom suite, comprising; rectangular paneled bath with shower and screen, WC, wash hand basin and heated towel rail. Tiled surrounds and laminate tiled flooring and extractor.

### Bedroom 1

11'2" x 7'8" (3.40 x 2.34)

Carpeted with radiator and double glazed window to the rear.

### Bedroom 2

8'10" x 7'0" (2.69 x 2.13)

Carpeted, radiator, and double glazed window to the rear. Central heating boiler housed in unit.

### External

There is an allocated area for parking (including visitors) and a communal area to the rear of the building.



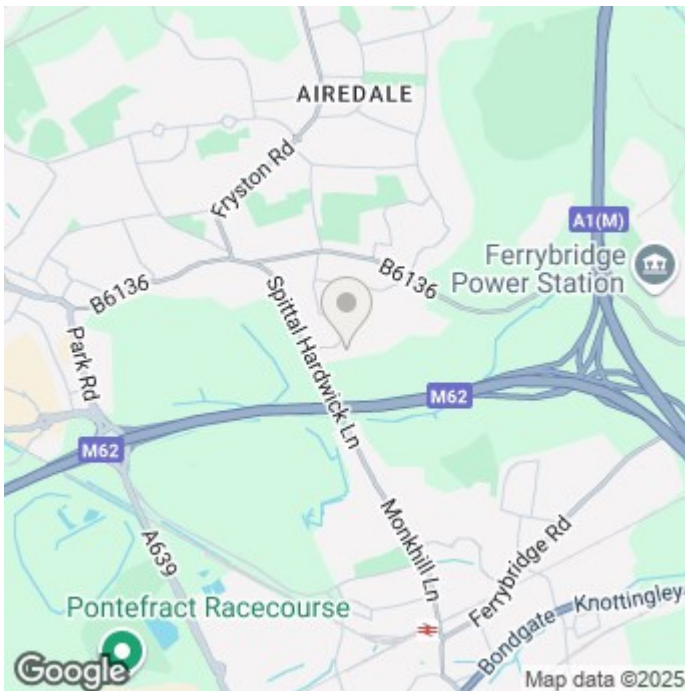


## Floor Plan


GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 378 sq.ft. (35.1 sq.m.) approx.  
While 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 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 is given as to their capability or efficiency can be given.  
Made with floorplan studio



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(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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