



CROWN

ESTATE AGENTS

School Street, Castleford



£800 Per Calendar Month



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Nestled in the heart of Castleford on School Street, this charming terraced house presents an excellent opportunity for a young couple seeking a modern and comfortable home. Recently fully refurbished, the property boasts new carpets and vinyl flooring throughout, ensuring a fresh and inviting atmosphere. This delightful home is perfect for those looking to settle in a vibrant community while enjoying the comforts of a newly refurbished property. Don't miss the chance to make this lovely house your new home.



- Good Sized Reception Room
- Kitchen Diner with new fitted units including ceramic hob, oven and chimney hood.
- Two First Floor Bedrooms
- Large family bathroom with modern white suite and shower fitment
- GCH and DG windows throughout
- Freshly Decorated and New Carpets
- Enclosed Rear Garden
- Council Tax Band A
- EPC To Follow

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

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Lounge

12'0" x 11'0" (3.66 x 3.36)

The lounge is spacious and modern, featuring a new uPVC door, double-glazed windows, and a central heating radiator. Fresh carpets, new wiring, and freshly painted walls add to its updated feel. A door leads to an inner lobby with stairs off and through to the kitchen diner, creating a seamless flow between the spaces.

Kitchen diner

12'0" x 11'10" (3.66 x 3.61)

The kitchen diner is a generous space with a brand-new kitchen, with base cupboards and drawers, laminate work surfaces with tiled splash backs over, 4 ring ceramic hob with chimney hood over and integrated oven below, wall cupboards. Central heating, door leading to the rear garden and rear facing window together with new vinyl flooring, plumbing for an automatic washing machine and useful walk in storage cupboard off.

Bedroom 1

12'0" x 10'11" (3.66 x 3.34)

This front facing double bedroom has a central heating radiator, brand new fresh carpets and has been newly decorated.

Bedroom 2

8'10" x 6'11" (2.70 x 2.11)

This good sized bedroom has fresh new carpets, has been newly decorated and has a rear facing window.

Family bathroom

11'10" x 4'8" (3.62 x 1.43)

Lovely large family bathroom with modern white suite of panelled bath with mixer shower taps and panelling over, pedestal wash hand basin and low level flush WC. Newly fitted vinyl flooring, rear facing opaque window, chrome heated towel warmer and walk in storage cupboard off.

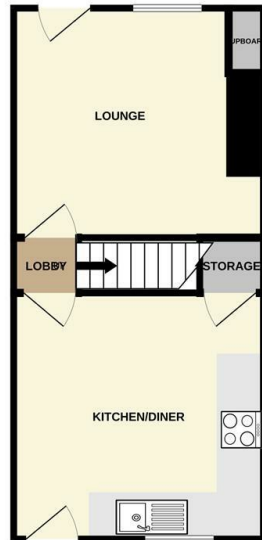
External

Enclosed rear yard with flower border and gate to the rear service access.

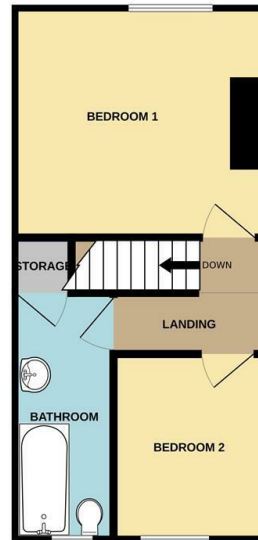


Floor Plan

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.




1ST FLOOR
299 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 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 quality or efficiency can be given.
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Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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