



CROWN

ESTATE AGENTS

Richmond Street, Castleford



£800 PCM



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This well presented two bedroom terrace house is ideal for any small family. Situated in a popular and convenient location with proximity to Castleford town, this property is perfect for easy access to local supermarkets and local schools. Not to be missed!



- One Good Sized Reception Room
- Fully Fitted Kitchen/Diner
- Two First Floor Bedrooms
- Family Bathroom
- Gas Central Heating and Double Glazing Throughout
- Enclosed South Facing Rear Garden
- Available Immediately
- EPC Grade D

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

13'2" x 13'3" (4.01 x 4.04)

With picture window, wall mounted electric fire, fireplace, TV point, radiator and laminate floor.

Kitchen

9'10" x 13'4" (3.00 x 4.06)

With single sink drainer, mixer tap, work surfaces, tiled surround, drawers and cupboards, wall cupboards, fitted units, wall mounted gas boiler, plumbing for w/machine, electric cooker, radiator, window, laminate floor and door to garden.

Master Bedroom

13'2" x 13'3" (4.01 x 4.04)

To the front of the property with TV point, window, radiator and access to loft.

Bedroom Two

6'9" x 13'3" (2.06 x 4.04)

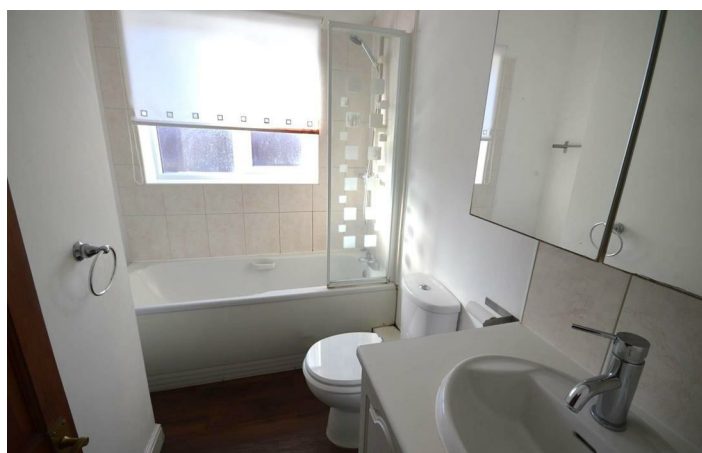
To the rear of the property with window, radiator and laminate floor.

Family Bathroom

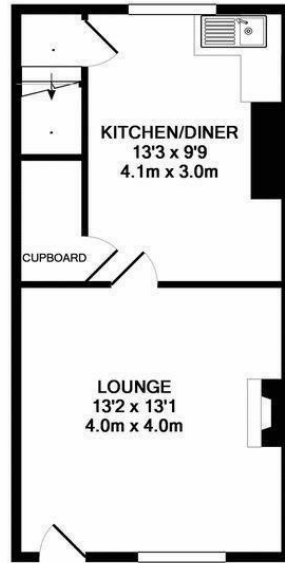
7'6" x 7'11" (2.29 x 2.41 (2.28 x 2.42))

With low flush wc, wash hand basin, paneled bath, shower over, tiled surround, radiator and uPVC frosted window.

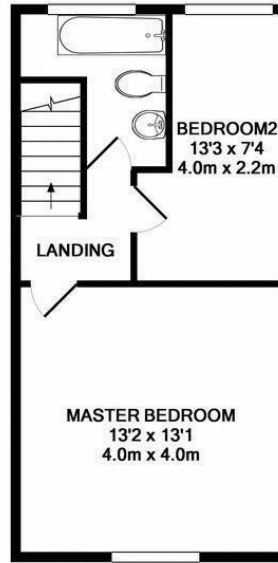
Rear Garden



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)

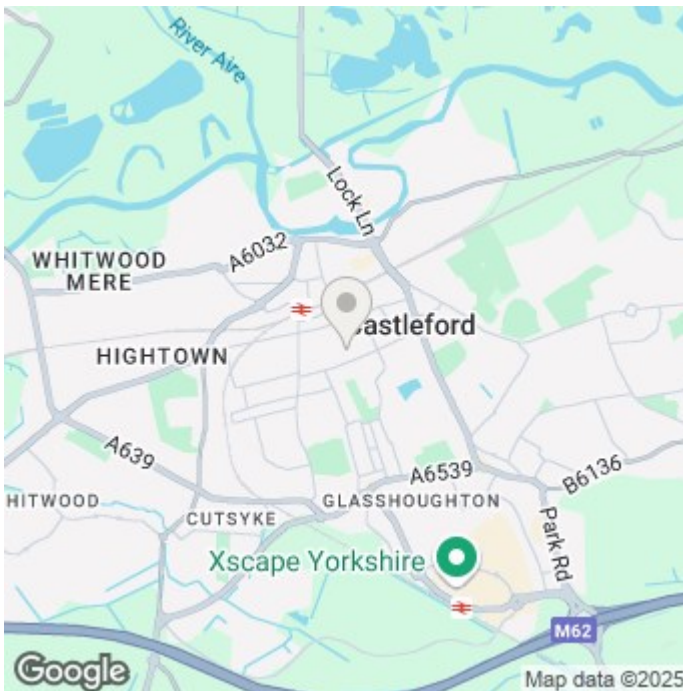


1ST FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(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 Crown Estate Agents Office on 01977 600633 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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