



CROWN

ESTATE AGENTS

Queen Street, Castleford



£600 PCM



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AVAILABLE NOW.... We are delighted to present this conveniently located and realistically priced one double bedroom flat located within walking distance of Castleford town centre and public transport links. The accommodation offers an open plan lounge/kitchen, one double bedroom and a bathroom. This property comes fully furnished and is a must see!



- One Bedroom Flat
- Open Plan Lounge Kitchen
- Modern Bathroom
- Gas Central Heated and Double Glazed Throughout
- Shared Rear Garden
- EPC GRADE D
- Council Tax Band A

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**

Communal Hall

The communal hall makes for a very welcome entrance in to the property.

Lounge/Kitchen

13'4" x 13'6" ((max) x (max)) (4.06 x 4.11 (4.07(max) x (max)))

This excellent sized room is well presented with a picture window with a view to the front of the property. The electric fire in hearth makes the room feel homely, the room consists of TV point, gas central heated radiator and laminate flooring. The kitchen area is a well presented space with modern wall and base units with work surface over, single sink and drainer and mixer tap, it also has an electric oven in place.

Utility room

3'7" x 6'0" (1.09 x 1.83 (1.10 x 1.82))

Enter this room from the lounge area it has plumbing for a washing machine and laminate flooring there is also a door to the rear of the property.

Bedroom

9'7" x 13'3" ((max) x (max)) (2.92 x 4.04 (2.91(max) x 4.05(max)))

This room has a window with views to the front of the property, its a good sized double with a gas central heated radiator.

Bathroom

6'2" x 6'6" (1.88 x 1.98 (1.87 x 1.99))

The lovely three piece bathroom suite consists of low flush WC, wash hand basin and a panelled bath with an electric shower over. The tiled surround gives the room a nice clean finish, the combi boiler is situated in this room along with a gas central heated radiator.

Shared Yard

EPC Graph



Floor Plan



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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