



CROWN

ESTATE AGENTS

Queen Street, Castleford



£600 Per Month



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We are pleased to present this well-situated and competitively priced one-bedroom flat, ideally located within walking distance of Castleford town centre and excellent public transport links. The accommodation comprises an open-plan lounge and kitchen, a spacious double bedroom, and a modern bathroom. Don't miss out on the opportunity to view this property!



- One Bedroom Ground Floor Flat
- Open Plan Lounge Kitchen with modern units
- Modern Bathroom
- Shared Rear Yard
- Council Tax Band A
- EPC Grade 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**

Communal Hall

The communal hall provides a warm and inviting entrance to the property.

Lounge/Kitchen

12'9" x 13'1" (3.90 x 3.99)

Well-presented room with rear-facing window, fireplace with gas fire, coved ceiling, and radiator.

The kitchen includes a sink with drainer and mixer tap, work surfaces with tiled surround, cupboards, drawers, wall units, and fitted storage.

Utility room

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

Bedroom

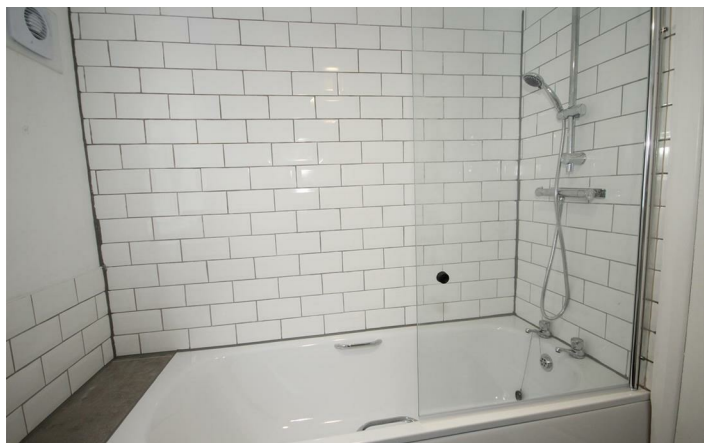
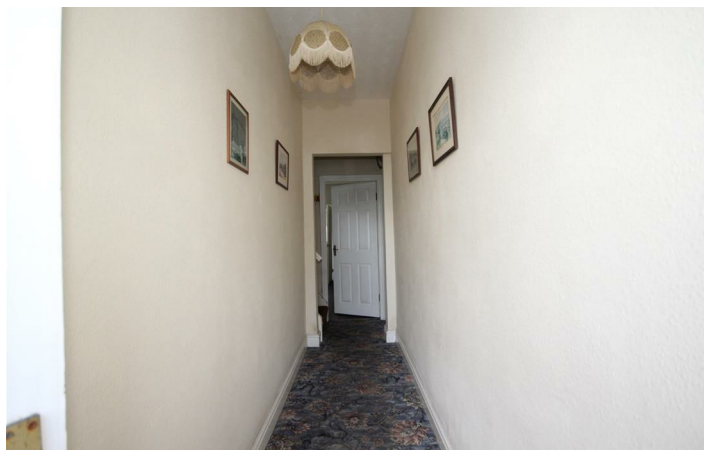
12'9" x 9'0" (3.90 x 2.75)

Good-sized bedroom with front-facing window. With a radiator and coved ceiling.

Bathroom

6'0" x 6'2" (1.85 x 1.88)

The bathroom comprises a low-flush WC, pedestal wash hand basin, and a panelled bath with plumbed-in shower and screen over, complemented by a tiled surround, coved ceiling, extractor fan, and a rear-facing UPVC frosted window.



Floor Plan

GROUND FLOOR
416 sq ft. (38.6 sq m) approx.



TOTAL FLOOR AREA - 416 sq ft. (38.6 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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 operability or efficiency can be given.
Made with iDesign i2015



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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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