



CROWN

ESTATE AGENTS

Shakespeare Crescent, Castleford



£675 Per Calendar Month



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79

Nestled within a serene cul-de-sac, this charming two-bedroom ground floor flat offers an ideal retreat for comfortable living. Boasting a convenient location and peaceful surroundings, this property presents an excellent opportunity for those seeking a cosy haven. With its well-appointed interiors this residence promises a lifestyle of convenience. Don't miss out on the chance to make this delightful flat your own.



- Open Plan Kitchen/Living Room
- One Large Bedroom
- One Smaller Bedroom/Study
- Family Bathroom
- Gas Central Heated and Double Glazed Throughout
- Allocated Parking
- EPC Grade C
- 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**

Entrance Hall

3'6" x 11'7" (1.07 x 3.53 (1.06 x 3.52))

With laminate flooring and a glazed door.

Lounge/Kitchen

6'11" x 11'0" (2.11 x 3.35 (2.12 x 3.36))

With a picture window, laminate floor and a gas central heated radiator. Open plan to the kitchen.

Kitchen

5'10" x 10'1" (1.78 x 3.07)

With a single sink drainer and mixer tap, work surfaces, drawers and cupboards, an electric hob and built in oven, plumbing for a washing machine and laminate flooring.

Master Bedroom

8'1" x 13'3" (2.46 x 4.04 (2.47 x 4.05))

Neutrally decorated with a large window and a gas central heated radiator.

Bedroom Two

6'4" x 8'1" (1.93 x 2.46 (1.92 x 2.47))

With a cupboard housing the gas boiler, a window and gas central heated radiator.

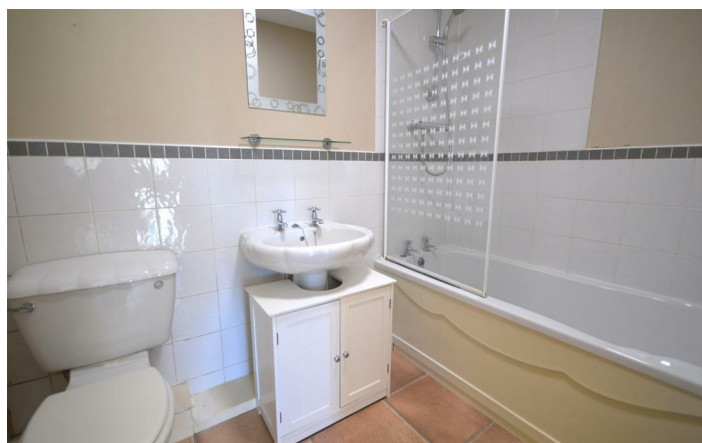
Family Bathroom

5'3" x 8'6" (1.60 x 2.59 (1.61 x 2.6))

With a low flush WC and hand wash basin, a bath with shower over, a tiled surround and tiled floor.

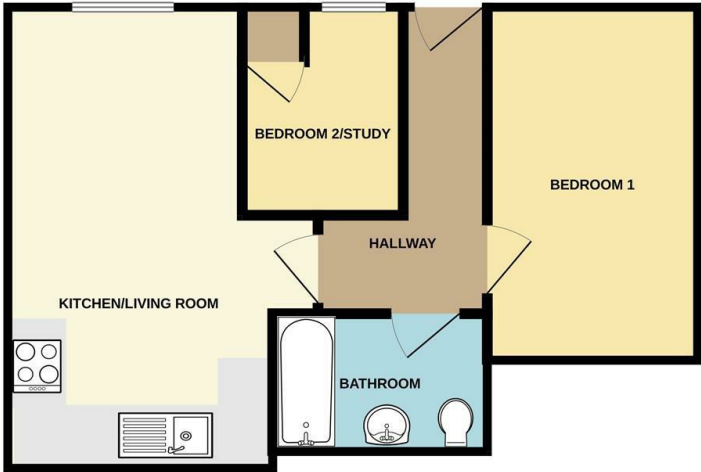
Outside

With shared parking



Floor Plan

GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 390 sq.ft. (36.3 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 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	79	79
(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 Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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