



CROWN

ESTATE AGENTS

Richmond Street, Castleford



£775 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
- 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**

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)

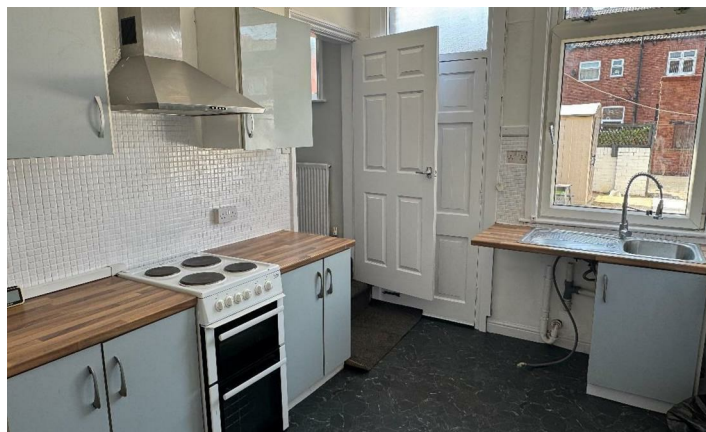
To the rear of the property with a window, radiator and laminate floor.

Family Bathroom

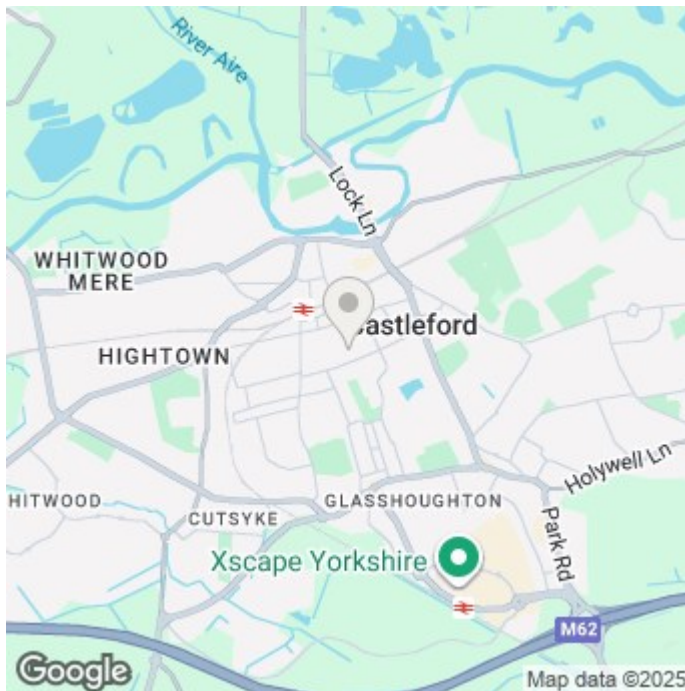
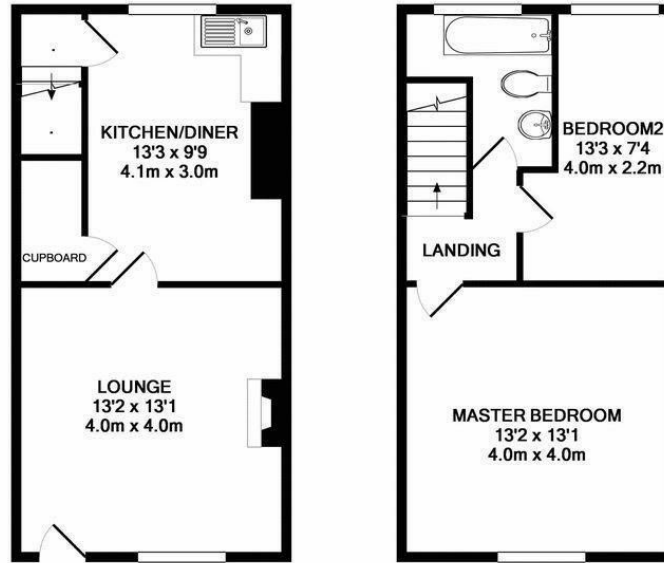
7'6" x 7'11" (2.29 x 2.41 (2.28 x 2.42))

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

Rear Garden



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(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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