



CROWN

ESTATE AGENTS

The Square, Castleford



£775 Per Month



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COMING SOON! This two-bedroom first-floor flat situated in the Airedale area of Castleford, conveniently positioned above a variety of shops. This property offers a comfortable and contemporary lifestyle, with the added convenience of inclusive electricity and water bills in the rent. The highlight of this residence is the roof terrace, providing outdoor space perfect for relaxation and entertaining. With its prime location and thoughtful amenities, this flat promises a convenient and enjoyable living experience.



- Good Sized Lounge/Dining Area
- Modern Kitchen
- Two Double Bedrooms
- Shower Room
- Roof Terrace
- Electricity and Water Bills Included in the Rent
- 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

9'5"(max) x 21'1" (max) (2.89(max) x 6.43 (max))

Open plan lounge/dining area with electric heater and a window to the front elevation.

Kitchen

8'7" x 9'6" (2.63 x 2.92)

With fitted wall and base units with work surfaces over, single sink drainer with mixer taps.

Bedroom One

13'7" x 9'7" (4.15 x 2.94)

With windows to the front and side elevations and electric heater.

Bedroom Two

7'6" x 13'7" (2.29 x 4.15)

With a window to the front elevation and electric heater.

Bathroom

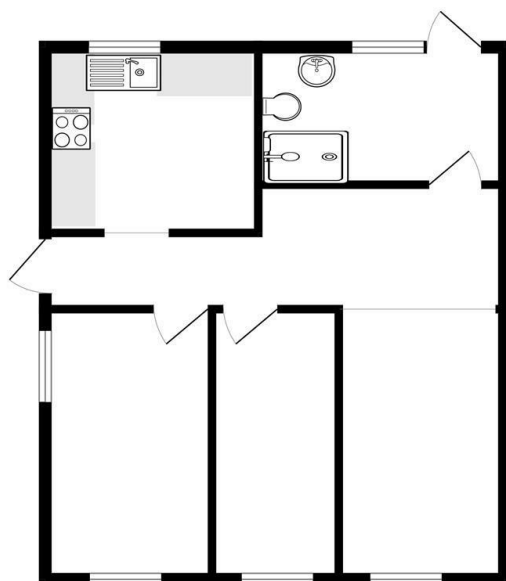
5'11" x 9'6" (1.82 x 2.92)

Fitted with a low flush wc, wash hand basin and electric shower. Door leading to the roof terrace.



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 operation or efficacy can be given. Made with Mapbox CO214



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	83
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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