



# CROWN

## ESTATE AGENTS

### Bank Street, Castleford



**£600 Per Month**



1



1



1



60

**AVAILABLE NOW** In the vibrant heart of Castleford, this newly renovated ground-floor one bedroom studio on Bank Street offers a perfect blend of modern living and convenience. The location is particularly advantageous for commuters, as this studio is situated just a short distance from both the train and bus stations. This makes it an excellent choice for those who travel regularly for work or leisure. Additionally, living in the town centre means you will have easy access to a variety of shops, cafes, and local attractions. **ELECTRICITY INCLUDED.**



- Newly Refurbished
- Central Location
- Great for Commuters
- Close to local amenities
- Available Immediately
- lounge/Bedroom
- Separate Kitchen
- Shower Room
- Electric Heating INCLUDED

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://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/Bedroom

12'5" x 12'9" (3.80 x 3.89)

This property boasts a good sized open plan Lounge/Bedroom area, with a large window to the front elevation, allowing for ample natural light throughout the day.

### Kitchen

9'8" x 8'0" (2.95 x 2.45)

This property comes with a well-sized kitchen, coming equipped with a freestanding oven, space for a washing machine and a window to the rear. A central heating radiator keeps the room warm during winter months.

### Shower Room

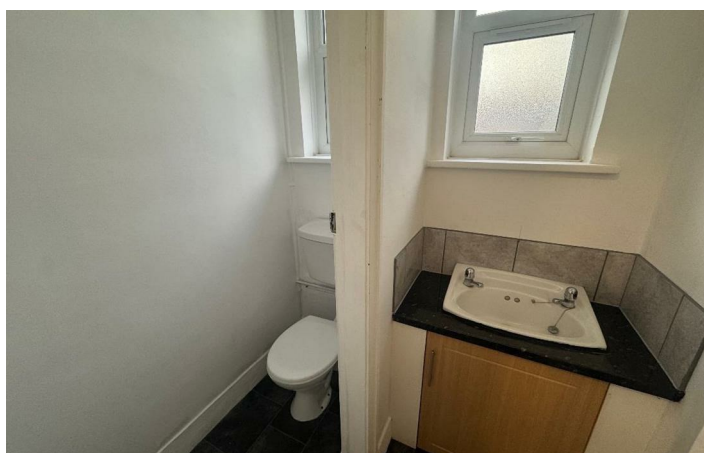
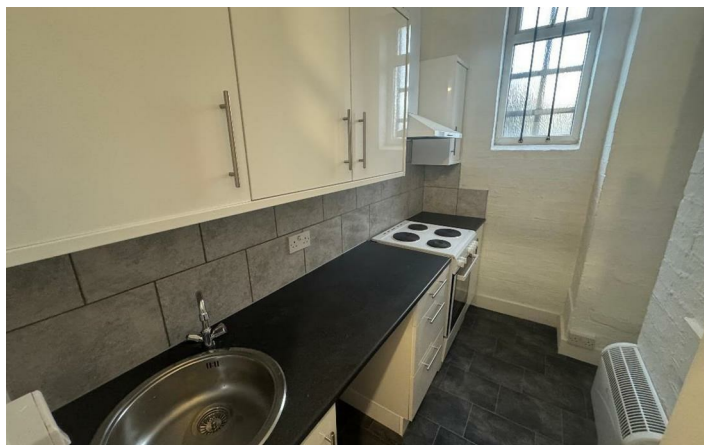
5'0" x 7'0" (max) (1.54 x 2.15 (max))

Fitted with an electric shower and cubicle, wash hand basin and window to the rear.

### WC

4'11" x 5'10" (1.50 x 1.79)

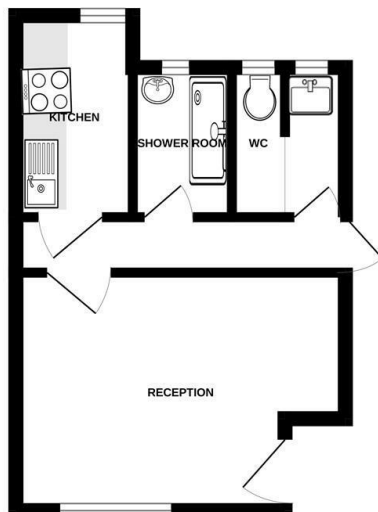
Low flush WC, wash hand basin.



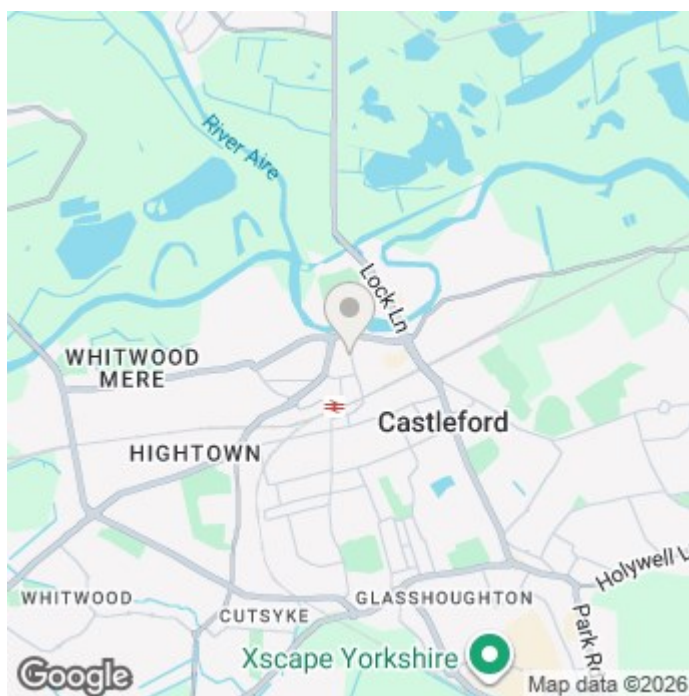


## Floor Plan


GROUND FLOOR



While 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 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 capability or efficiency can be given. Made with iDesign i2013



## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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