



CROWN

ESTATE AGENTS

King Street, Castleford



£750 PCM



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Right in the heart of King Street, Castleford, this mid-terrace property in a sought-after location. The two reception rooms offer versatility in how you can utilise the space, whether it be a formal dining area, a cosy living room, or even a home office setup. Don't miss the opportunity to make this house your home and enjoy the convenience of living in a vibrant neighbourhood with easy access to local amenities and transport links.



- Lounge
- Sitting/Dining Room
- Kitchen
- Two First Floor Bedrooms
- Family Bathroom
- Enclosed Garden to the Rear
- 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

With a window to the front elevation, a gas fire and fire surround, television point and gas central heated radiator.

Sitting/Dining Room

With a window to the rear elevation, understairs cupboard, coved ceiling and a gas central heated radiator.

Kitchen

Fitted with a range of base and wall units with work surfaces over, single sink drainer with mixer taps, tiled surround, wall mounted gas boiler, plumbing for a washing machine, new free standing gas cooker and door leading to the rear garden.

Bedroom One

This is a front facing double bedroom with a built in wardrobe and gas central heated radiator.

Bedroom Two

This is a rear facing single bedroom with a gas central heated radiator.

Family Bathroom

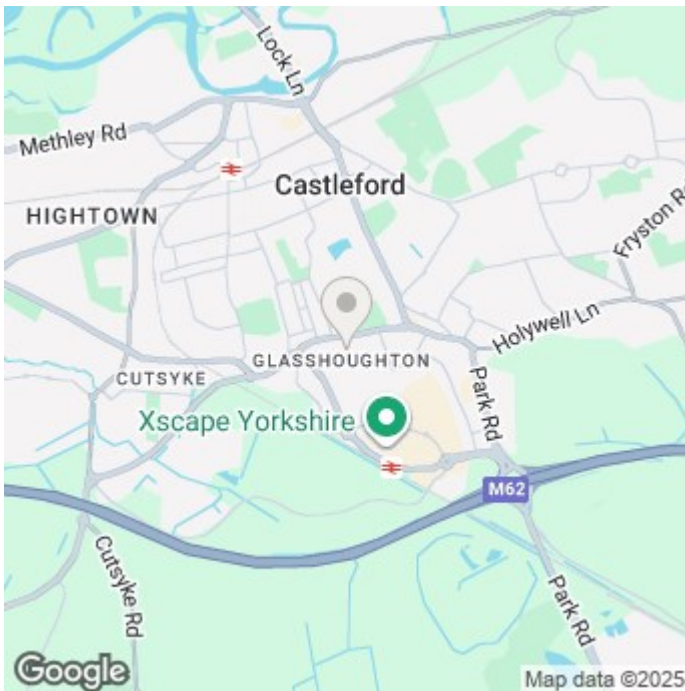
Fitted with a three piece bathroom suite which comprises of a low flush wc, wash hand basin, panelled bath with shower over, cupboard, fully tiled surround and tiled floor.

EPC




| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 66 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Floor Plan



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 | | |
| 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.

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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