



# CROWN

## ESTATE AGENTS

### King Street, Castleford



**£750 PCM**



2



1



2



56

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](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

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.

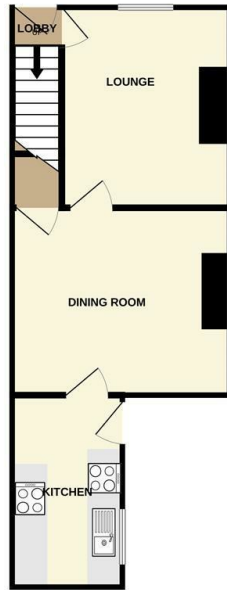
### EPC



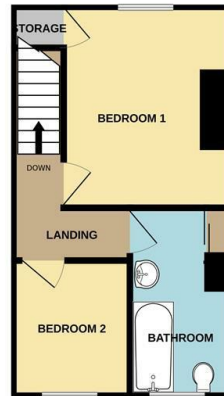


## Floor Plan

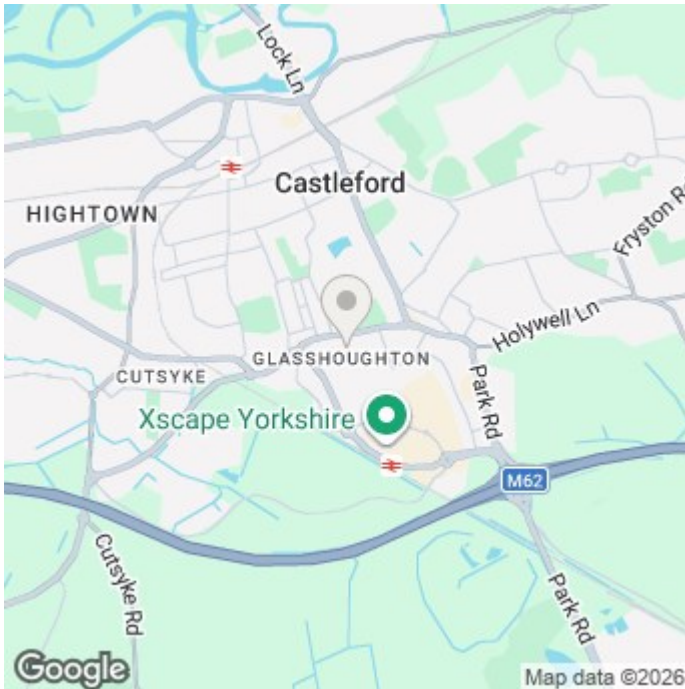
GROUND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.




1ST FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors 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 as to their operation or efficiency can be given.  
Made with Metaplan (2020)



### 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>		<b>77</b>
(55-68) <b>D</b>	<b>56</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 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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