



CROWN

ESTATE AGENTS

King Street, Castleford



£850 Per Month



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1



60

Ideally positioned in a convenient and well-connected location, this property offers excellent access to a variety of local amenities, schools and everyday facilities. The nearby motorway network provides easy connections for commuters, while excellent rail links offer convenient travel to Leeds, Wakefield and beyond. Popular destinations including Xscape Yorkshire and Junction 32 Outlet are also just a short drive away. With its combination of convenience, accessibility and excellent transport links, this property is ideally suited to a range of tenants.

To arrange a viewing, contact Crown Estate Agents today on 01977 28511



- One Reception Room
- Good Size Kitchen Diner
- Two First Floor Bedrooms
- Family Bathroom
- Modern Attic Bedroom
- Double Glazed Throughout
- Central Heating
- Enclosed Rear Garden
- Council Tax Band A
- 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

13'2" x 11'10" (4.03m x 3.61m)

A bright and well-presented living room offering generous space. The room features laminate flooring, a TV point, a gas central heating radiator and a large PVCu double glazed window to the front, allowing an abundance of natural light to fill the space. Character features, including the decorative fireplace and alcoves, add to the room's charm and create an inviting focal point.

Kitchen Dining Room

13'3" x 12'0" (4.04m x 3.66m)

A spacious fitted kitchen offering a range of wall and base units with work surfaces and tiled splashbacks. The kitchen features a sink with drainer, slot in cooker with extractor hood over, and a concealed wall-mounted boiler. A rear-facing uPVC window and rear door allow plenty of natural light into the room, creating a practical and welcoming space and with slate tiled floor.

Bedroom One

13'2" x 9'0" (max) (4.02m x 2.75m (max))

A spacious double bedroom positioned to the front of the property, benefiting from two uPVC double glazed windows, the room features fitted carpet, a gas central heating radiator.

Bedroom Two

12'0" x 6'5" (3.67m x 1.98m)

Overlooking the rear of the property, this versatile second bedroom is ideal as a guest room, child's bedroom or home office. The room benefits from laminate flooring, a gas central heating radiator and a uPVC double glazed window, creating a bright and practical space with plenty of natural light.

Family Bathroom

7'4" x 6'6" (max) (2.26m x 1.99m (max))

Fitted with a white three-piece suite comprising a low-flush WC, wash hand basin and panelled bath with shower over. The bathroom is complemented by partially tiled walls, a uPVC double glazed window providing natural light and ventilation, and a gas central heating radiator, creating a bright and functional space for everyday use.

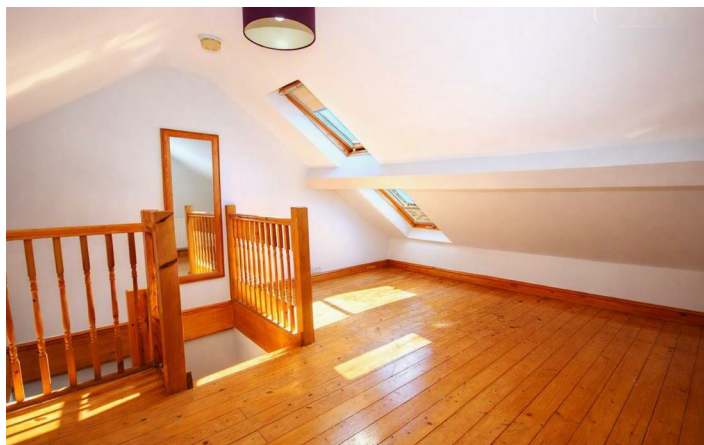
Bedroom Three

18'6" x 12'11" (max) (5.64m x 3.95m (max))

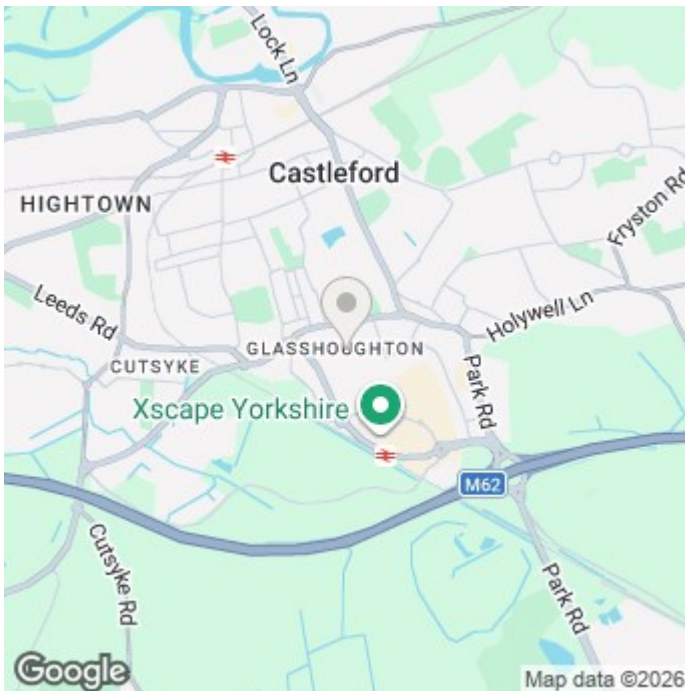
A spacious loft-style bedroom offering character and versatility. Featuring two Velux roof windows, timber flooring and a vaulted ceiling, the room boasts a plethora of natural light and a comfortable feel. Further benefits include a gas central heating radiator.

External

Paved rear yard and garden shed.



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 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.

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