

## Temple Street, Castleford



**£750 Per Month**



2



1

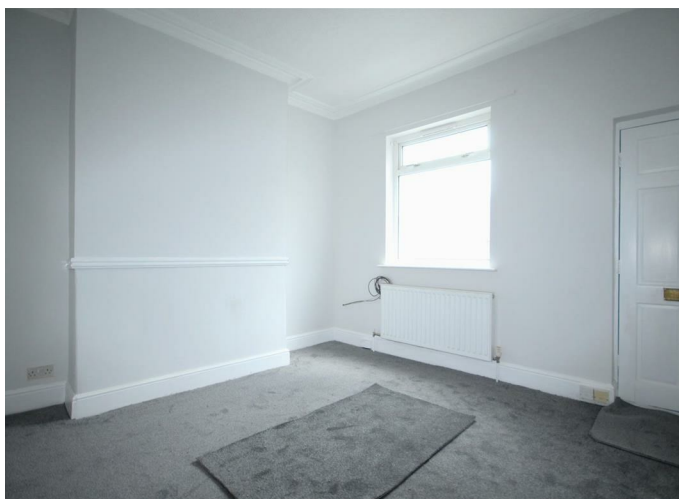


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55

AVAILABLE IMMEDIATELY - Situated in a friendly neighbourhood and community. This property is close to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its appealing location, this end terrace house on Temple Street is not to be missed. Call early to book a viewing.



- Great First Time Buy
- Must Be Viewed
- Great Buy To Let
- No Onward Chain
- Great Location
- Blank Canvas
- Value To Be Added
- Rear Garden
- EPC rating D
- Council tax band A

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

### Living Room

11'10" x 12'9" (3.63 x 3.89)

With a front door leading into the room with a gas fire place, central heating, radiator and UPVC window to the front. There are new carpets and is fully re-decorated.

### Kitchen/Dining Room

12'9" x 13'11" (3.91 x 4.26)

Open plan kitchen dining area with wall and base units, counter work top, sink and 1 half drainer. Plumbing for a washing machine and electric hob and oven. There is a gas boiler and tiled floor. The window faces to the rear of the property with to access rear garden. There is also access to the basement.

### Bedroom One

11'10" x 12'11" (3.63 x 3.95)

The front facing double room has a new carpet and is fully recently decorated. There is a useful walk in wardrobe. With a radiator and UPVC window to the front of the property.

### Bedroom Two

6'5" x 14'0" (1.98 x 4.27)

This double bedroom also has new carpets and is recently decorated with radiator and UPVC window facing to the rear.

### Family Bathroom

6'1" x 9'3" (1.86 x 2.83)

The three piece white bathroom suite comprises of bath with bath panel and shower over with curtain and pole. There is a pedestal sink and wc. With a tiled floor and UPVC frosted window facing to the rear of the property.

### External

The courtyard rear garden has side access with on street parking to the front.

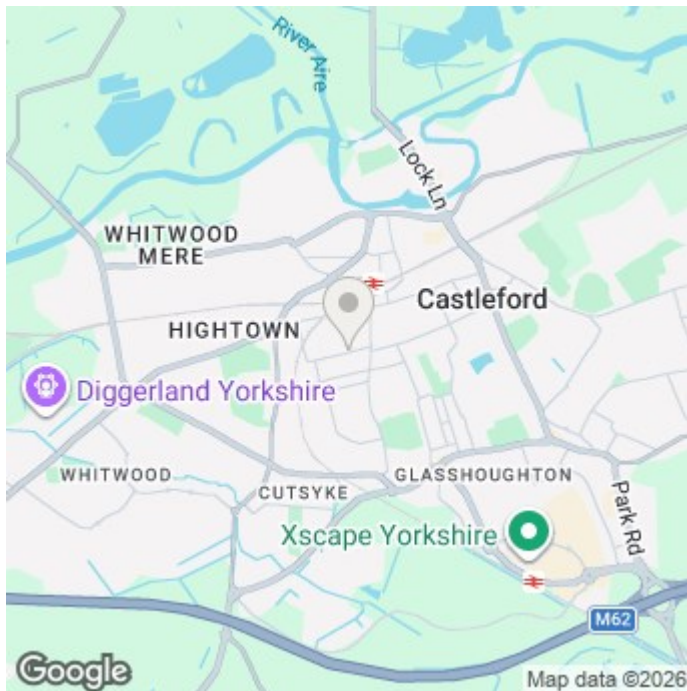


Floor Plan



TOTAL FLOOR AREA - 803 sq ft (74.9 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the Figures contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given. Made with Hologra 1/2020.



**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>73</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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