

### The Square, Castleford



**£600 Per Calendar Month**



1



1



1



59

Crown Estate agents are pleased to present this one-bedroom second-floor flat, situated in Airedale, Castleford. This residence offers a blend of comfort and convenience. The second-floor vantage point provides a sense of retreat while still being in the heart of the neighbourhood. With its one-bedroom layout, this flat is perfect for individuals or couples seeking a cosy yet good-sized home.



- Good Sized Lounge
- Modern Kitchen
- Double Bedroom
- Bathroom
- Access to a Roof Terrace
- Great Location Close to Local Amenities, Schools and Parks
- Available Now
- 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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**

### Lounge

10'0" x 13'4" (3.06m x 4.07m)

A bright and generously proportioned lounge offering ample space. Large windows allow plenty of natural light, creating a welcoming atmosphere. Finished with a low-maintenance floor covering and an electric radiator, this is a comfortable and versatile living space.

### Kitchen

11'1" x 11'2" (3.38m x 3.41m)

Kitchen fitted with a range of wall and base units complemented by contrasting work surfaces. The room benefits from a stainless steel sink with drainer, extractor hood, plumbing for a washing machine and worktop and storage space, making it a practical and functional area for everyday use.

### Bedroom

11'4" x 13'6" (3.47m x 4.13m)

A good-sized bedroom offering plenty of room. Large windows allow an abundance of natural light, creating a bright and welcoming space. Finished with a low-maintenance floor covering and an electric radiator.

### Bathroom

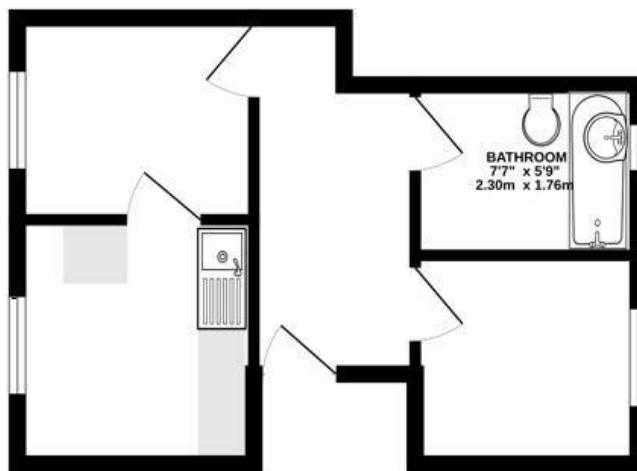
6'3" x 8'4" (1.92m x 2.55m)

A practical family bathroom fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin and low flush WC.



## Floor Plan

### GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, dimensions, levels 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 operability or efficiency can be given. Map and drawings ©2025.



### 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>79</b>               |
| (55-68) <b>D</b>                            | <b>59</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.

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