



CROWN

ESTATE AGENTS

Heald Street, Castleford



£900 Per Month



3



1



1



71

This ideally located semi-detached property is situated within a popular residential area. Close to local amenities such as schools and the town centre. Lovely sized gardens at the front and rear of the property along with a separate garage. This property would be ideal for families or couples alike. If you are interested in viewing this property, please contact us on 01977 285 111.



- Photographs to Follow
- Lounge, Kitchen
- Three Bedrooms
- Family Bathroom
- Gardens To Front And Rear
- Single Garage
- £900 Bond, £200 Holding Fee
- Council Tax Band B
- EPC Grade C

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**

Entrance Hall

Enter the property through the Upvc door in to the bright and spacious entrance hall.

Lounge

14'9" x 15'9" (4.50 x 4.80)

This is a large welcoming well decorated lounge with a picture window to the front of the property also situated in this room is a wall mounted electric fire and gas central heated radiator, from this room you have access to the staircase.

Kitchen

8'10" x 14'9" (2.69 x 4.50)

The kitchen has a Upvc double glazed door leading to the rear garden.

Master Bedroom

9'2" x 11'6" (2.79 x 3.51)

The Master Bedroom has a picture window to the front of the property.

Bedroom Two

7'0" x 7'0" (2.13 x 2.13)

This is a good sized single bedroom with a double glazed window to the rear of the property.

Bedroom Three

6'7" x 8'9" (2.01 x 2.67)

This is a good sized single bedroom with a double glazed window to the rear of the property. Radiator located below the window.

Family Bathroom

5'7" x 6'7" (1.70 x 2.01)

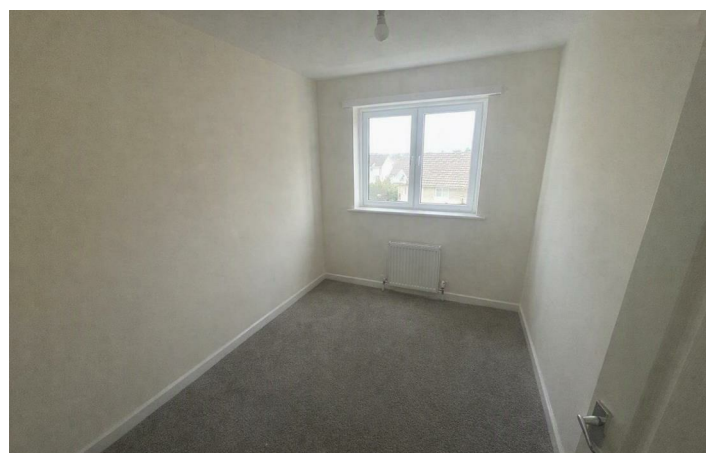
Three piece bathroom suite consisting of shower over bath with tiled surrounding and a frosted double glazed window.

Externally

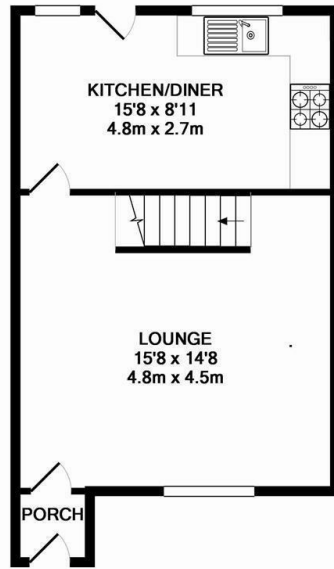
The property has enclosed garden front and rear.

Garage

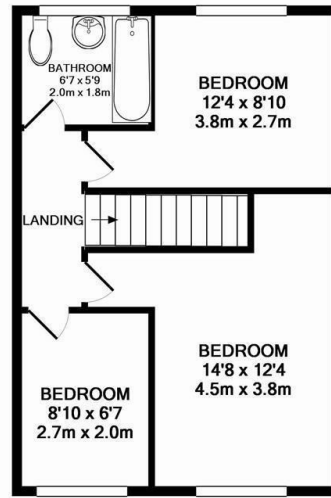
Garage with up and over door.



Floor Plan



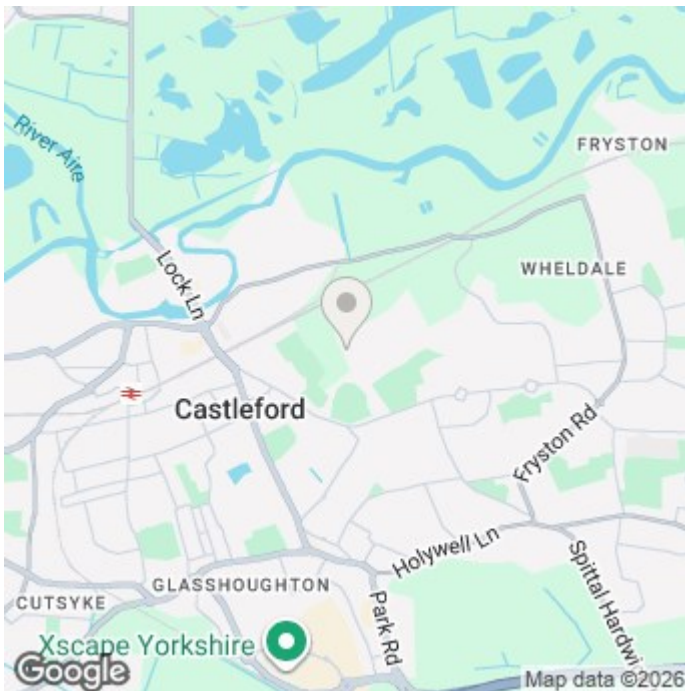
GROUND FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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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