

## King Street, Castleford



**£800 Per Month**



3



1



1



60

Situated in a convenient and well-connected location, this property offers access to a wide range of local amenities and schools. Commuters will benefit from easy access to the surrounding motorway networks, while nearby rail links provide straightforward travel to Leeds, Wakefield and beyond. Popular retail destinations, Xscape Yorkshire and Junction 32 Outlet, are just a short drive away, making this an excellent choice for those seeking both convenience and connectivity. To arrange a viewing, contact Crown Estate Agents today on 01977 285111.



- 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](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### 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))

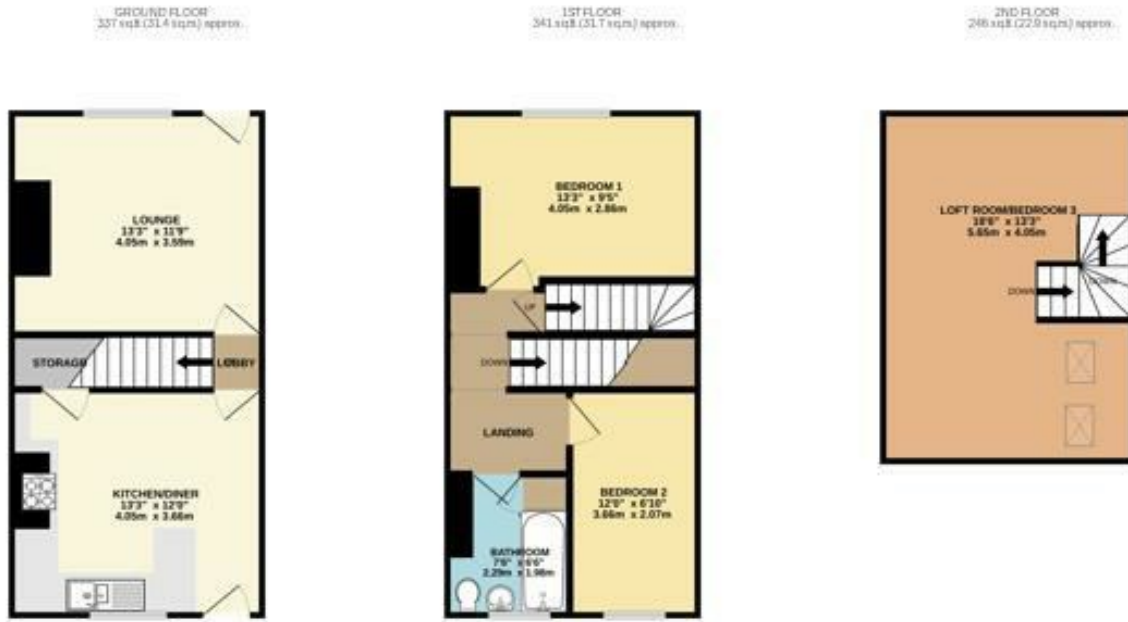
A spacious loft-style bedroom offering character and versatility. Featuring two Velux roof windows, timber flooring and a vaulted ceiling, the room boasts a plethora of natural light and a comfortable feel. Further benefits include a gas central heating radiator.

### External

Paved rear yard and garden shed.

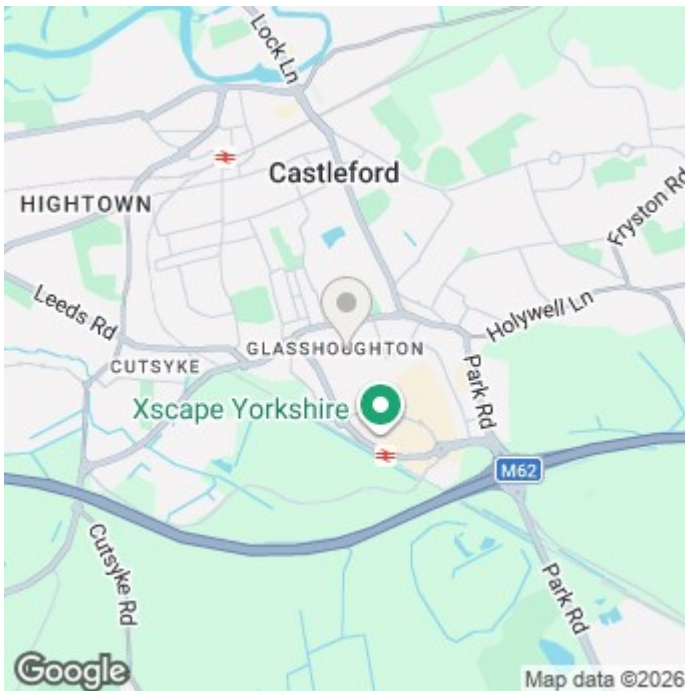


FLOOR PLAN



TOTAL FLOOR AREA: 925 sq ft (85.9 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 for any prospective purchase. 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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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