

## Smawthorne Avenue, Castleford



**£900 Per Month**



3



1



1



49

Situated within easy reach of Castleford town centre, this three-bedroom terraced property is ideally placed for access to a range of local amenities, shops and services. The nearby bus and train stations also provide convenient transport links for those commuting or travelling further afield. The property offers well-proportioned accommodation together with an enclosed garden and garage. Contact Crown Estate Agents today on 01977 285111 to arrange a viewing!

- Three Bedroom Property
- Good-Sized Lounge
- Kitchen Diner
- Three First-Floor Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage
- Council Tax Band [TBC]
- EPC Rating [TBC]

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

A well-proportioned lounge providing a comfortable living space with access to the remainder of the property.

### Dining Kitchen

A practical kitchen and dining area providing a versatile space for cooking and dining.

### Bedroom 1

The first of three well-proportioned first-floor bedrooms.

### Bedroom 2

A further good-sized first-floor bedroom.

### Bedroom 3

A further first-floor bedroom providing a versatile additional room.

### Family Bathroom

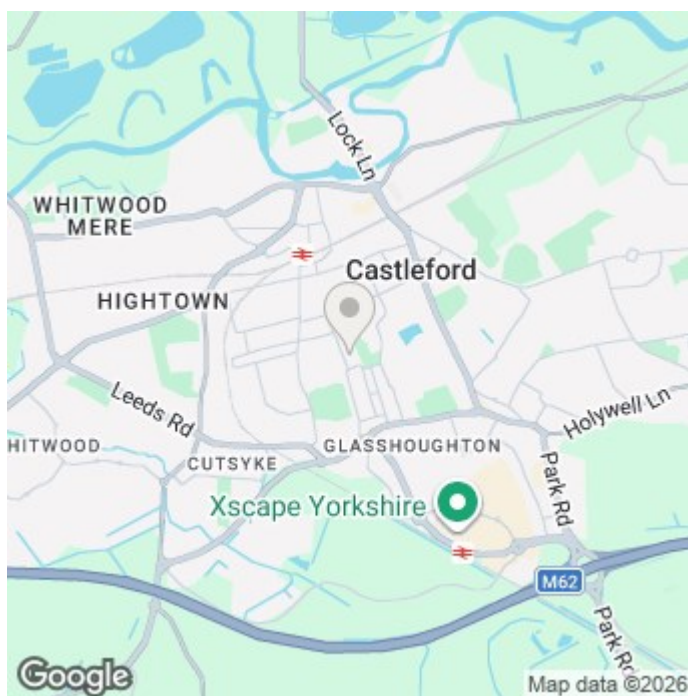
A first-floor family bathroom.

### External

An enclosed rear garden providing an outdoor space, together with a garage.



## Floor Plan



### 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>77</b>                                                                                                     |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            | <b>49</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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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**