

**Heald Street, Castleford**

**£900 Per Calendar 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](http://www.crownestateagents.com)**
**Opening hours:**  
 Mon - Fri 9am - 5pm  
 Sat 10am - 2pm

### 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

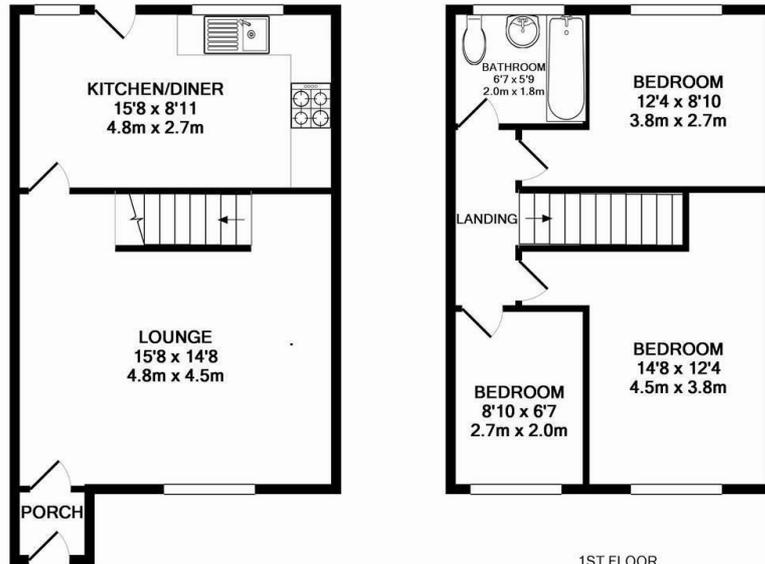
The property has enclosed garden front and rear.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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 Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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