



CROWN

ESTATE AGENTS

Elizabeth Drive, Castleford



£1,000 Per Calendar Month



3



1



1



62

Redecoration in progress, further pictures to follow. Welcoming this charming, spacious three bedroom property to the rental market, currently undergoing refurbishment. This impeccable family home stands in a popular location, well placed for access to local amenities, schools, motorways and the Town centre. Call Crown Estate Agents on 01977 285111, for more information!

- Spacious Lounge
- Dining Kitchen
- Three First Floor Bedrooms
- Modern Family Bathroom
- Gas Central Heated and Double Glazed Throughout
- EPC Grade E
- Council Tax Band A
- Redecoration in Progress, More Pictures to Follow

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**

Lounge

Good sized lounge providing a great space for relaxing and spending time with family and friends. Double glazed window allowing for natural light throughout the day, and central heating radiator.

Kitchen

The property benefits from a separate kitchen area, providing space for everyday cooking and food preparation.

Bedroom 1

The first bedroom provides ample space for bedroom furniture with a double glazed window providing ample natural light. Central heating radiator.

Bedroom 2

The second of three first floor bedrooms offers additional accommodation.

Bedroom 3

The third bedroom provides further accommodation, offering flexibility for a growing family, guests or use as a home office.

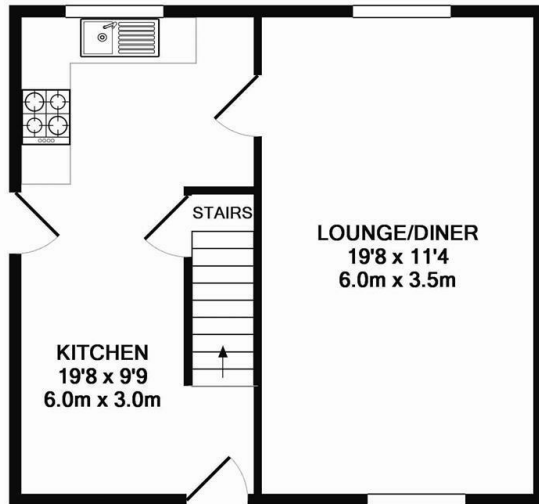
Bathroom

The property benefits from a bathroom, providing facilities for everyday use.

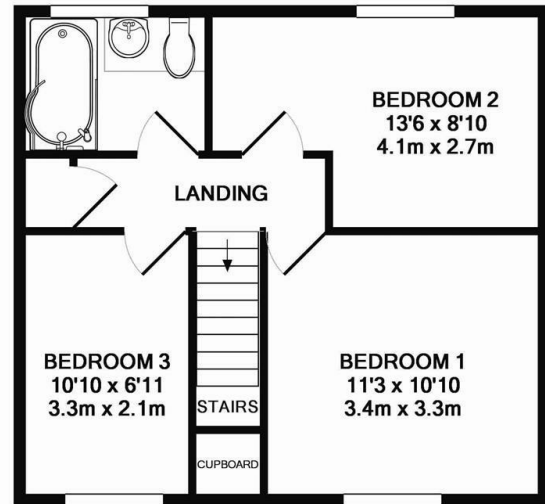
External

Externally, the property benefits from a good-sized garden, providing outdoor space to enjoy, along with a driveway offering parking for up to two vehicles.

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 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		86
(69-80) C		
(55-68) D	62	
(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 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.

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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