

Smauthorne Avenue, Castleford

**£800 PCM**

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68

****AVAILABLE SOON**** Offered to the rental market is this two bed, realistically priced mid terrace property. Finished to a high standard, this property will make an ideal home for small families and couples alike. Located close to all local amenities and within easy reach of the town centre.



- Spacious Lounge
- Modern Kitchen/ Diner
- Two First Floor Bedrooms
- Family Bathroom
- Tastefully Decorated Throughout
- Enclosed Rear Yard with Shed
- EPC Grade D
- Available SOON

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

13'4" x 10'10" (4.06 x 3.30)

Spacious lounge with TV and telephone points, gas fire set in a stylish fireplace. Coved ceiling, wall mounted thermostatic radiator and picture window to the front.

Kitchen/ Diner

13'4" x 13'2" (4.06 x 4.01)

A modern kitchen diner with single sink drainer and mixer tap over, Modern work surfaces and tiled surround. Drawers, base and wall units, built in electric oven, hob and extraction fan. There is a pantry for extra storage space, wall mounted gas boiler, plumbing for a washing machine and a wall mounted radiator. Entrance door giving access to the rear yard and double glazed window.

Bedroom 1

13'4" x 10'10" (4.06 x 3.30)

Located to the front of the property with built in wardrobe and cupboard, wall mounted radiator and double glazed window.

Bedroom Two

6'11" x 13'1" (2.11 x 3.99)

Situated to the rear of the property with wall mounted radiator and double glazed window.

Family Bathroom

6'7" x 10'4" (2.01 x 3.15)

With low flush wc, wash hand basin, panelled bath with electric shower over, tiled surround, airing cupboard housing the hot water cylinder, uPVC frosted window and wall mounted radiator.

Rear Garden

Enclosed and gated rear yard with garden shed.

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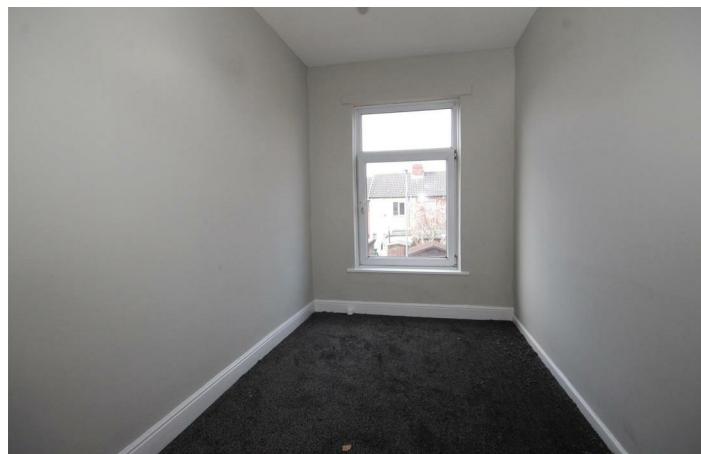
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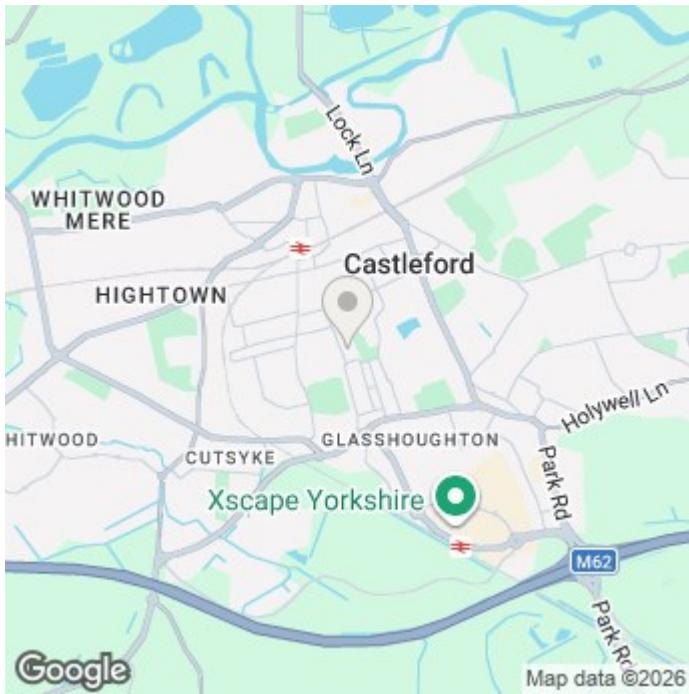
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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 and fixtures mentioned have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		68
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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