



# CROWN

## ESTATE AGENTS

### Smawthorne Avenue, Castleford



**£800 PCM**



2



1



1



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](http://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)

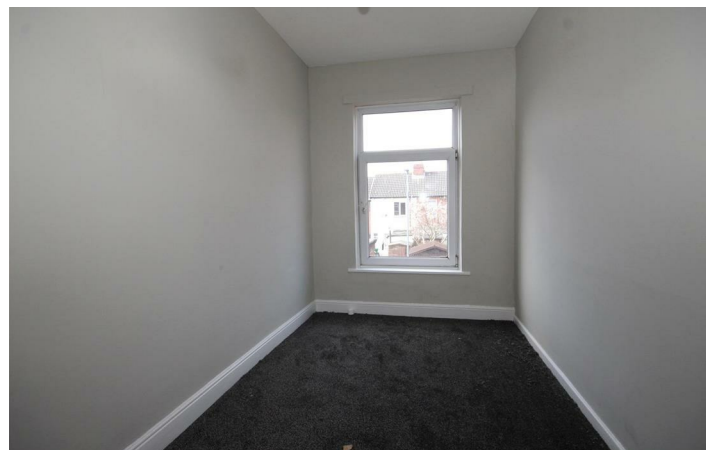
With low flush wc, wash hand basin, panelled bath with electric shower over, tiled surround, airing cupboard housing the hot water cylinder, uPVC frosted window and wall mounted radiator.

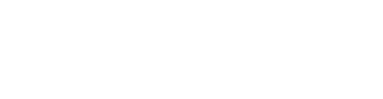
### Rear Garden

Enclosed and gated rear yard with garden shed.





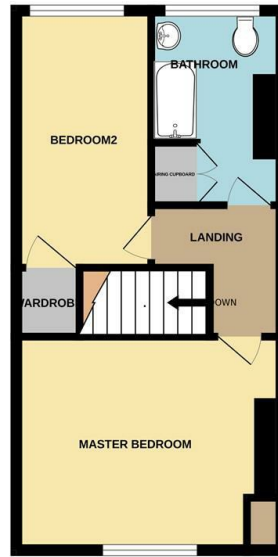
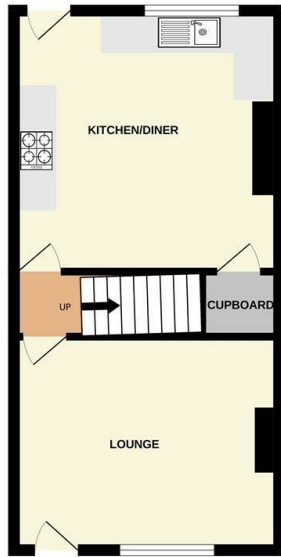




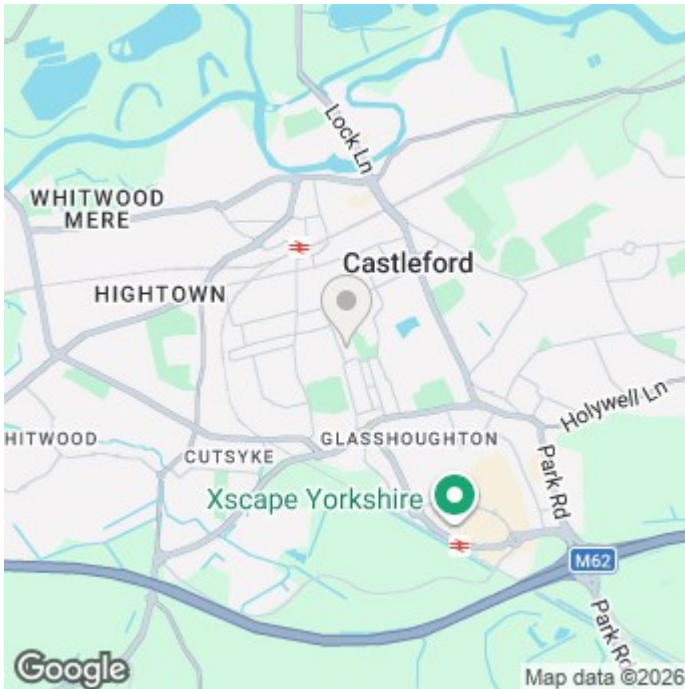
## Floor Plan

GROUND FLOOR


1ST FLOOR



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, 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>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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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