



CROWN

ESTATE AGENTS

The Square, Castleford



£750 Per Calendar Month



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*****ELECTRICITY AND WATER BILLS INCLUDED***** Embrace the charm of urban living in this inviting second-floor flat in the heart of Airedale, Castleford. Perched above a bustling shop, this well-appointed residence not only offers proximity to local amenities but also provides a comfortable retreat. The inclusive rent covers electricity and water bills, ensuring a hassle-free living experience. Elevating the appeal of this property is a delightful roof terrace. With its convenient location and thoughtful amenities, this flat presents an excellent opportunity for a modern and relaxed lifestyle.



- Open Plan Living Room and Kitchen
- Two Double Bedrooms
- Family Bathroom
- Shared Roof Terrace
- Electricity and Water Bill included in the Rent
- EPC Grade 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**

Open Plan Lounge/Kitchen

16'4" (max) x 26'2"(max) (4.99 (max) x 7.98(max))

An open-plan design, the lounge seamlessly integrates with the kitchen to create a spacious and versatile living area. This clever layout not only enhances the flow of natural light but also provides an ideal setting for both relaxation and entertaining. The kitchen is fitted with base and wall units, single sink drainer, and built in electric oven.

Bedroom One

11'8" x 12'10" (3.56 x 3.93)

With a window to the front and side elevation, built in wardrobe and electric heater.

Bedroom Two

11'8" x 12'10" (3.56 x 3.93)

With a window to the front elevation, built in wardrobe and electric heater.

Bathroom

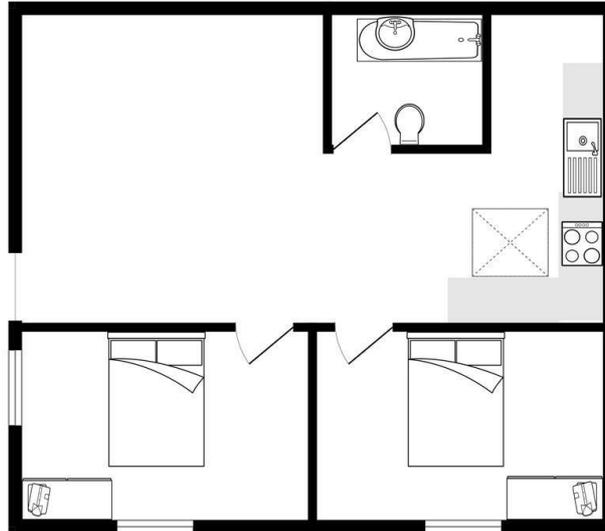
5'6" x 6'7" (1.69 x 2.01)

Fitted with a low flush WC, wash hand basin, Panelled Bath.



FLOOR PLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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. Made with Teleplan 12/2012



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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 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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