



CROWN

ESTATE AGENTS

Summerfield Drive, Knottingley



£750 Per Month



1



1



1



58

Crown Estate Agents are proud to present this conveniently located 1 bedroom apartment to the rental market. Located close to the A1, this property is ideal for young couples and commuters. Contact us now on 01977 285111 to arrange a viewing today!



- Close to local amenities
- Lounge and Fitted Kitchen
- Shower Room
- Well tended gardens to front and side
- Great Transport Links
- One Bedroom
- Parking Facilities
- EPC Grade D

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**

Entrance Hall

4'7" x 3'6" (1.40 x 1.07)

Laminate flooring, with central heating radiator and part glazed external door.

Lounge

15'6" x 12'4" max (4.72 x 3.76 max)

A bright airy room with with PVC windows to two walls, under stair cupboard, Portuguese limestone fire surround with electric fire, coved ceiling and 2 central heating radiators.

Kitchen

9'2" x 6'0" (2.79 x 1.83)

Modern fitted kitchen with base and wall units, worksurfaces, inset single drainer, 1.5 bowl sink with mixer tap. Fitted under oven and four ring gas hob with chimney hood over. Plumbing for washing machine, mosaic splash back tiles, one central heating radiator, PVCu window to the front.

Landing

Airing cupboard off with coved ceiling.

Bedroom

12'5" x 10'11" (3.78 x 3.33)

Good sized and bright bedroom with laminate flooring and coved ceiling, front facing PVCu boxed bay window and further side facing PVCu window and central heating radiator.

Shower Room

8'2" x 6'1" (2.49 x 1.85)

Attractive modern suite of low level flush WC, pedestal wash hand basin and wide angled shower cubicle with glazed screen and door. Chrome heated towel warmer, tiled flooring, part tiled surround, coved ceiling and PVCu frosted window to the front.

External

Property enjoys well tended areas of garden to front and side mainly of lawn and flower borders with paved footway to the property.



Floor Plan



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.

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