CROWN | ESTATE AGENTS

The Square, Castleford



£775 Per Month

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Crown Estate Agents are pleased to offer this well-presented two-bedroom first-floor flat, conveniently situated in the Airedale area of Castleford and positioned above a variety of local shops. The property offers well-proportioned accommodation comprising an open-plan lounge/dining area, modern fitted kitchen, two double bedrooms and a shower room.
The property also benefits from a roof terrace, providing useful outdoor space, while electricity and water are included within the rent. Conveniently located for access to local amenities and transport links, this property would make an ideal home for a couple or small family.



- Good Sized Lounge/Dining Area
- Modern Kitchen
- Two Double Bedrooms
- Shower Room
- Roof Terrace
- Electricity and Water Bills Included in the Rent
- EPC Grade D

Lounge

15'7"(max) x 12'9"(max) (4.75m(max) x 3.91m(max))

A spacious open-plan lounge and dining area featuring windows to the front and side elevations, providing good levels of natural light. The room also benefits from an electric heater.

Kitchen

15'6" x 12'9" (4.73m x 3.89m)

A modern fitted kitchen comprising a range of wall and base units with work surfaces over, together with a stainless-steel sink and drainer with mixer tap. The kitchen benefits from an electric oven, hob and extractor hood.

Bedroom One

12'10" (max) x 11'5" (max) (3.92m (max) x 3.49m (max))

A well-proportioned double bedroom featuring fitted wardrobes and windows to the front and side elevations. The room also benefits from an electric heater.

Bedroom Two

12'10" x 11'5" (3.93 x 3.48)

A second well-proportioned double bedroom featuring a fitted wardrobe and electric radiator.

Bathroom

5'9" x 5'4" (1.77 x 1.65)

A shower room fitted with a low-flush WC, wash hand basin, panelled bath with electric shower and chrome heated towel rail.

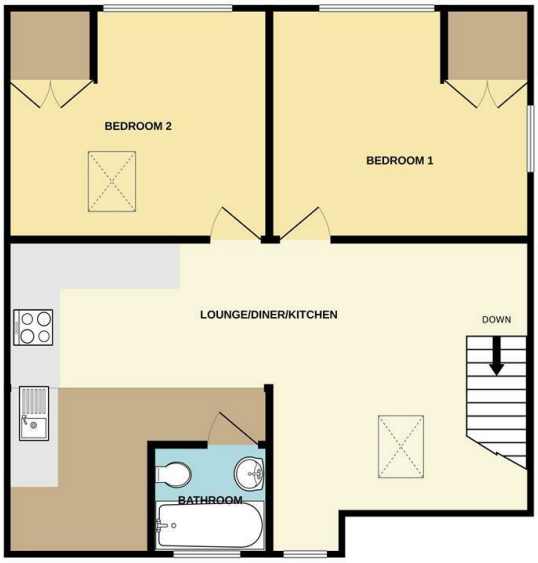







Floor Plan

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.
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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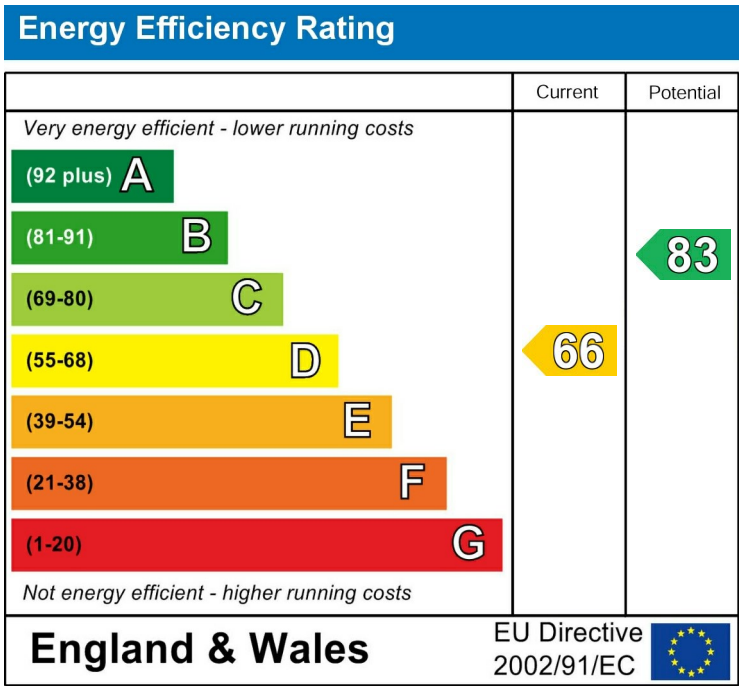

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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