



CROWN

ESTATE AGENTS

Ashton Road, Castleford



£850 Per Month



3



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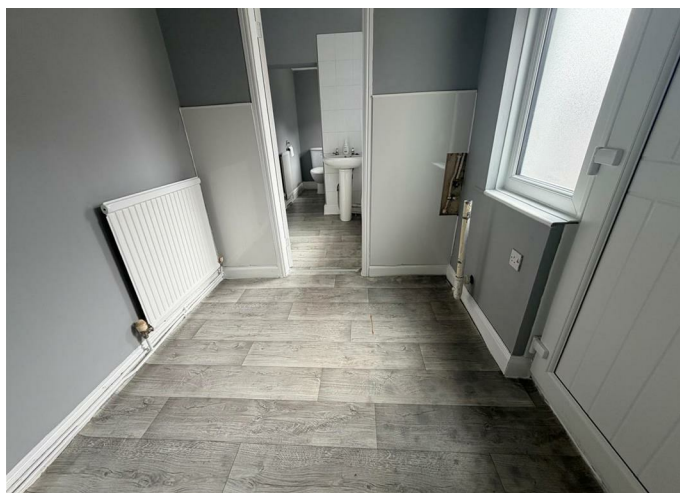


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59

This three-bedroom terraced property is situated in Castleford and is currently undergoing refurbishment. Offering spacious accommodation including a good-sized lounge, kitchen dining room and gardens to the front and rear, the property will make a great family home. Further details and photographs to follow.



- Lounge
- Dining Kitchen
- Small Utility Area
- Ground Floor Bathroom
- Front Facing Double Bedroom
- Two Rear Facing Single Bedrooms
- Yard To The Rear
- Small Buffer Garden To The Front
- Council Tax Band A
- 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**

Lounge

A good-sized lounge offering plenty of space for a range of furnishings, providing a comfortable and versatile main living area.

Dining Kitchen

A generously sized kitchen offering ample space for a dining table and chairs, creating a practical kitchen dining area ideal for everyday living.

Downstairs WC

A convenient ground-floor WC, providing a practical addition to the property.

Bedroom 1

A first-floor bedroom offering a versatile space suitable for a range of furnishings.

Bedroom 2

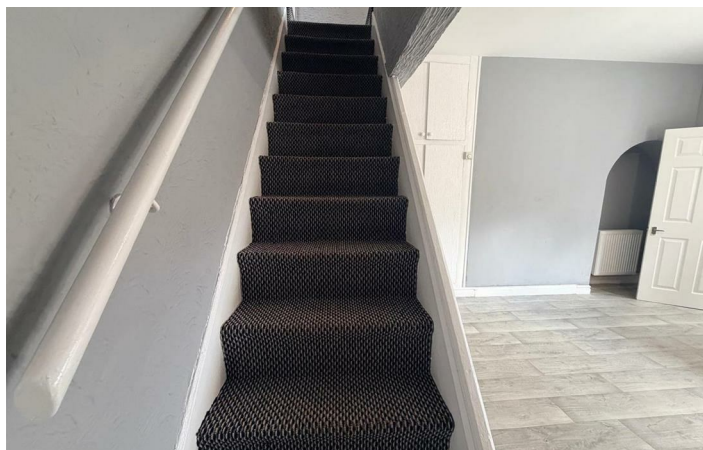
Situated on the first floor, a well-proportioned second bedroom providing useful additional accommodation.

Bedroom 3

A further first-floor bedroom, offering a flexible space ideal for use as a bedroom, home office or dressing room.

External

The property benefits from gardens to both the front and rear. To the rear is a private, enclosed garden providing a pleasant outdoor space.



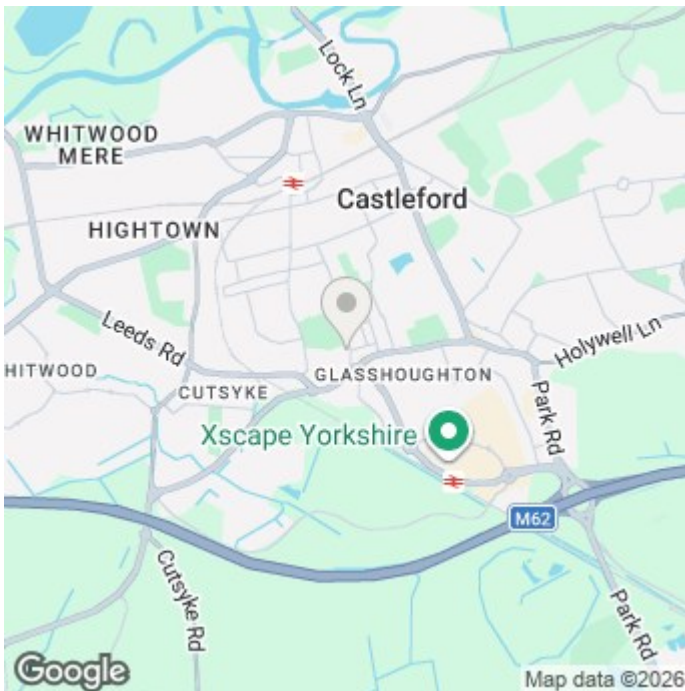
Floor Plan



TOTAL FLOOR AREA: 737 sq ft (68.5 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 misstatement. 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 is given as to their quantity or efficiency can be given.

Made with floorplan studio



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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