

Smawthorne Avenue, Castleford**£750 PCM**

2



1



1



60

MID TERRACE PROPERTY~ TWO BEDROOMS~ STYLISH KITCHEN/DINER ~GAS CENTRAL HEATING~ NEWLY DECORATED~ uPVC DOUBLE GLAZING~ VIEWING HIGHLY ADVISED~ Offered to the rental market is this delightful two bedroom mid terrace house. The property benefits from being in a prime location conveniently close to the town centre, bus and train stations and the motorway networks.

- Lounge
- Dining Kitchen
- Two First Floor Bedrooms
- Family Bathroom
- Double Glazed Throughout
- Gas Central Heating
- Garden To The Rear
- EPC Grade D
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Lounge

With a window to the front elevation, laminate floor, television and telephone points, feature fire surround and gas fire.

Dining Kitchen

Fitted with a range of base and wall units, tile effect laminate floor, integrated gas hob and electric oven, extractor fan, plumbing for a washing machine, understairs pantry.

Bedroom One

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

Bedroom Two

With a window to the rear elevation, television point and gas central heated radiator.

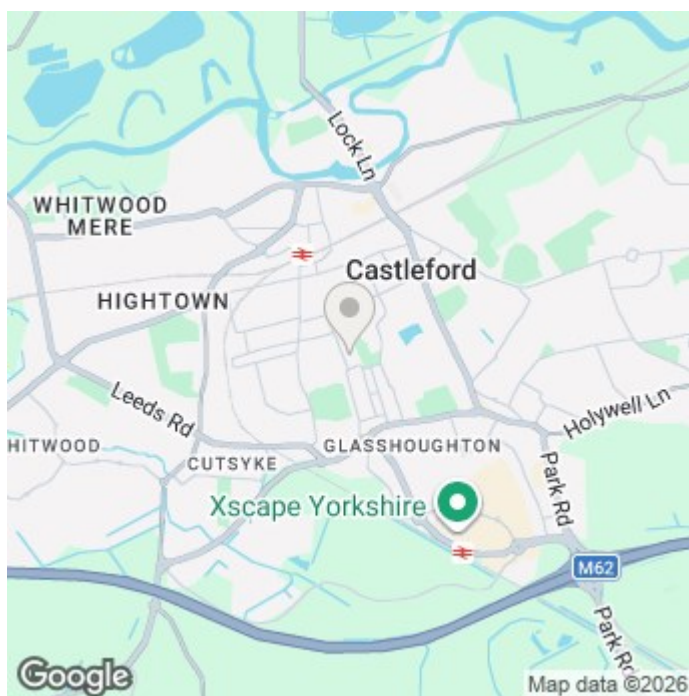
Bathroom

Fitted with a white three piece bathroom suite which comprises of a low flush wc, wash hand basin, panelled bath with electric shower over.

Exterior

Enclosed rear garden with gated access, part lawned and part paved patio.

Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(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.

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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**