



# CROWN

## ESTATE AGENTS

Smawthorne Avenue, Castleford



**£700 PCM**



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65

**\*\*AVAILABLE SOON- with photographs to follow\*\*** Ideally located two bedroom mid terraced house within walking distance to town centre. The property consists of lounge, spacious dining kitchen, family bathroom, two large double bedrooms and enclosed rear yard. Book viewings early to avoid disappointment!



- Terraced house
- Lounge
- Dining kitchen
- Two Double bedrooms
- Enclosed rear yard
- Within walking distance to town centre
- Close to all amenities
- EPC Grade D

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://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

13'1" x 11'10" (4.01 x 3.62)

Spacious lounge, with a window to the front elevation.

### Kitchen/ diner

13'1" x 12'5" (4.01 x 3.79)

The kitchen is fitted with base and wall units, and single sink drainer.

### Bedroom 1

13'1" x 11'0" (4.01 x 3.36)

Spacious bedroom with a window to the front elevation.

### Bedroom 2

7'8" x 12'11" (2.36 x 3.96)

Bedroom two with a window to the rear elevation.

### Bathroom

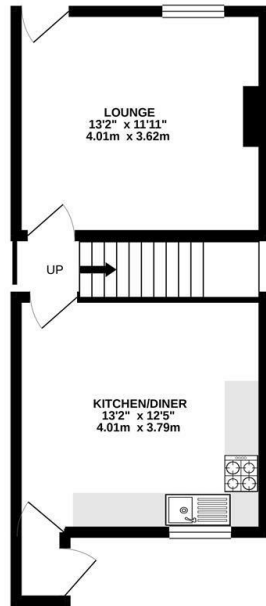
5'4" x 9'11" (1.65 x 3.03)

Fitted with a low flush WC, wash hand basin,

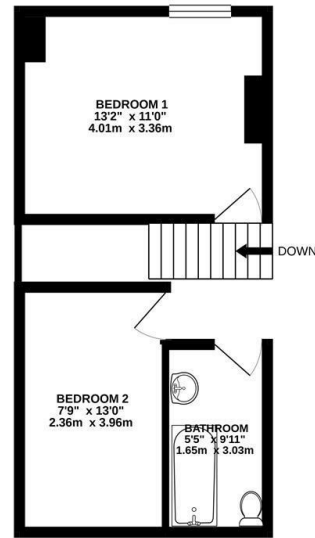


## Floor Plan

GROUND FLOOR  
327 sq.ft. (30.3 sq.m.) approx.

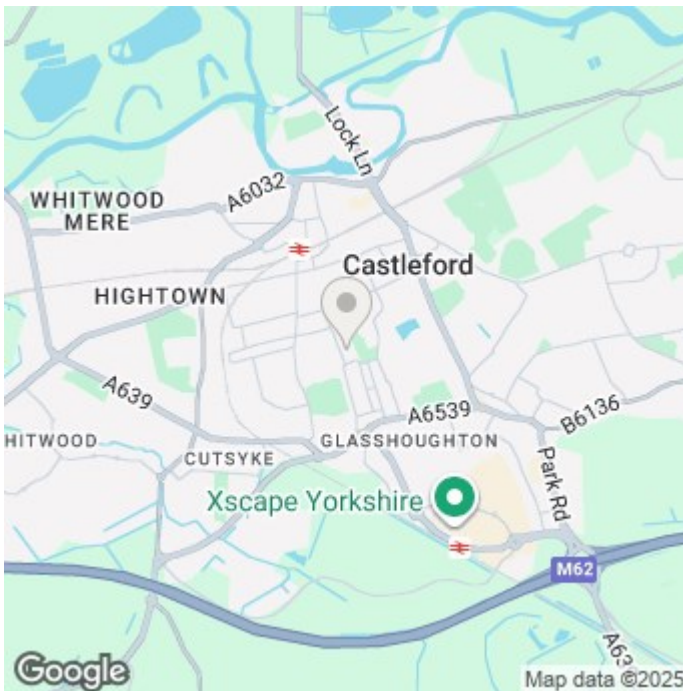


1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.




TOTAL FLOOR AREA : 620 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 as to their operation or efficiency can be given. Made with Metaplan 12/2021



## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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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