

Davis Avenue, Castleford



£1,100 Per Calendar Month



3



1



1



73

A well proportioned house offering an excellent opportunity for a family. The property is well placed for local amenities, schools and within easy reach of motorways and the Xscape centre, this is a property to view quickly to avoid disappointment.



- Good Size Family Home
- Newly Fitted Kitchen with Fitted Oven & Hob
- Three Bedrooms
- House Bathroom with White Suite and Fitted Shower
- Great Transport Links
- Good Size Gardens
- Ample Parking & Detached Garage
- Bond £1000, Holding Fee £230.00
- Council Tax Band C
- EPC Grade C

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

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

Entrance Hall

13'6" x 5'7" (4.12 x 1.71)

Good size and welcoming reception area with PVCu external door, central heating radiator, under stairs store and stairs off to the first floor.

Lounge

13'5" x 12'5" (4.11 x 3.80)

Front facing PVCu double glazed, angled bow window, fireplace feature with oak surround and marble backing and hearth and with a stove style electric fire, central heating radiator and with open access to the

Dining Area

10'7" x 9'10" (3.24 x 3.01)

Rear facing PVCu window, central heating radiator

Kitchen

11'0" x 8'1" (3.37 x 2.47)

Having been recently re fitted with a range of contemporary units including base cupboards and drawers with laminate work surfaces over, inset single drainer stainless steel sink with mixer taps, fitted under oven and 4 ring electric hob with stainless splash back and chimney style hood over, wall cupboards, plumbing for an automatic washing machine. Part tiled walls, Rear facing PVCu window, side door, inset ceiling lights, wall mounted gas fired central heating boiler, pantry off.

First Floor Landing

Side facing PVCu window, storage cupboard.

Bedroom 1

13'6" x 11'6" (4.13 x 3.51)

Front facing PVCu window, central heating radiator, coving.

Bedroom 2

10'7" x 9'9" (3.24 x 2.98)

Good size rear facing bedroom with PVCu window, central heating radiator. coving and access point to the loft space.

Bedroom 3

10'6" x 6'7" max (3.22 x 2.02 max)

PVCu window to the front, central heating radiator and coving.

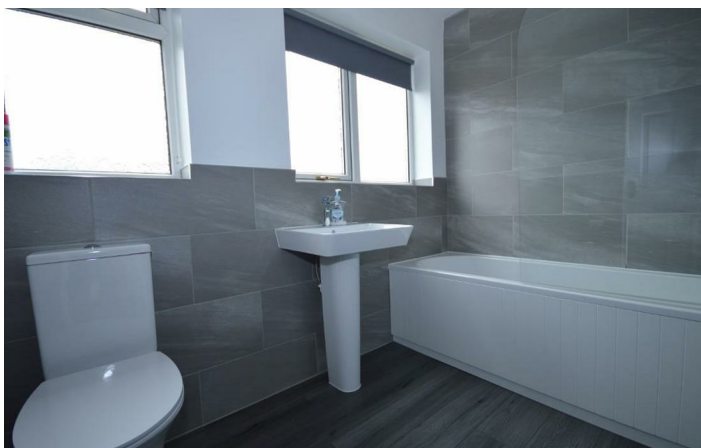
Bathroom

8'3" x 5'1" (2.53 x 1.57)

Having a newly installed suite in white including panel bath with plumbed in shower and glazed screen over, pedestal wash hand basin and low level flush WC. Attractive wall tiling, two rear facing PVCu windows and with tall chrome towel warmer.

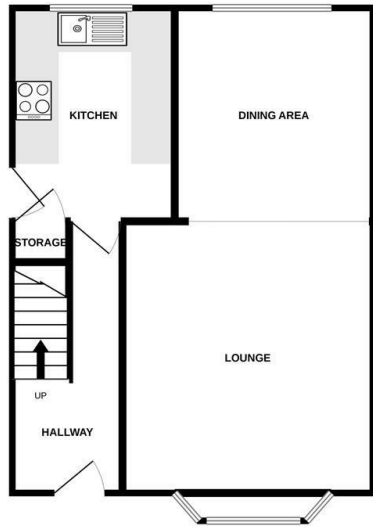
External

Front garden of lawn with wrought iron gates leading onto a long driveway which leads to the side of the property, offers ample parking and gives access to the detached garage located at the foot of the garden, The rear garden has a sitting area and lawn and is of good size.

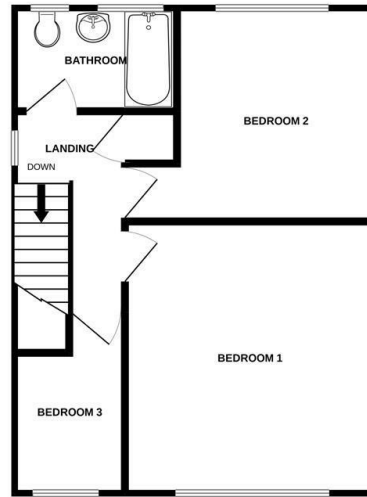


FLOOR PLAN

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

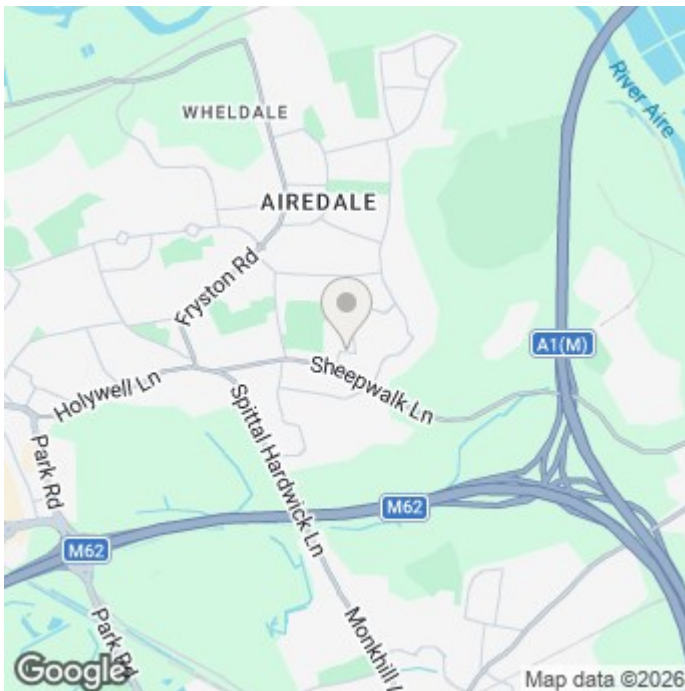


1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(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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