

The Mews, Normanton



£695 Per Month



1



1



1



44

Crown Estate Agents are delighted to introduce this well-presented property, ideally situated in a convenient location close to local parks and a range of transport links. The property offers well-proportioned accommodation comprising a separate lounge, fitted kitchen, single bedroom and shower room, making it an excellent choice for an individual seeking a comfortable and conveniently located home.

The property is particularly well placed for commuters, with convenient access to the local train station and the M62 motorway. Offering a practical layout in an accessible location, this property is certainly worthy of an internal inspection.



- Well-Proportioned Lounge
- Fitted Kitchen
- Single Bedroom
- Shower Room Fitted with Shower Enclosure
- Convenient Location with Excellent Transport Links
- Council Tax Band A
- EPC Grade E

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

10'3" x 9'3" (3.13m x 2.82m)

A well-proportioned reception room featuring a large rear-facing window with curtains, allowing good levels of natural light. The room benefits from fitted dark carpeting, a central ceiling light, radiator and access through to the kitchen.

Kitchen

5'2" x 9'3" (1.58m x 2.82m)

A well-appointed kitchen fitted with a range of wall and base units, complemented by dark work surfaces and a tiled splashback. The kitchen benefits from an inset stainless-steel sink with mixer tap, integrated hob, window providing natural light and tiled flooring.

Single Bedroom

5'2" x 9'2" (1.59 x 2.80)

A well-proportioned single bedroom featuring a window providing natural light. The room benefits from fitted dark carpeting, a central ceiling light and radiator.

Shower Room

5'2" x 6'3" (1.59 x 1.91)

A compact shower room comprising a wash hand basin with mixer tap, low flush WC and shower enclosure with electric shower. The room is finished with dark tiled flooring and benefits from a frosted window providing natural light and privacy.

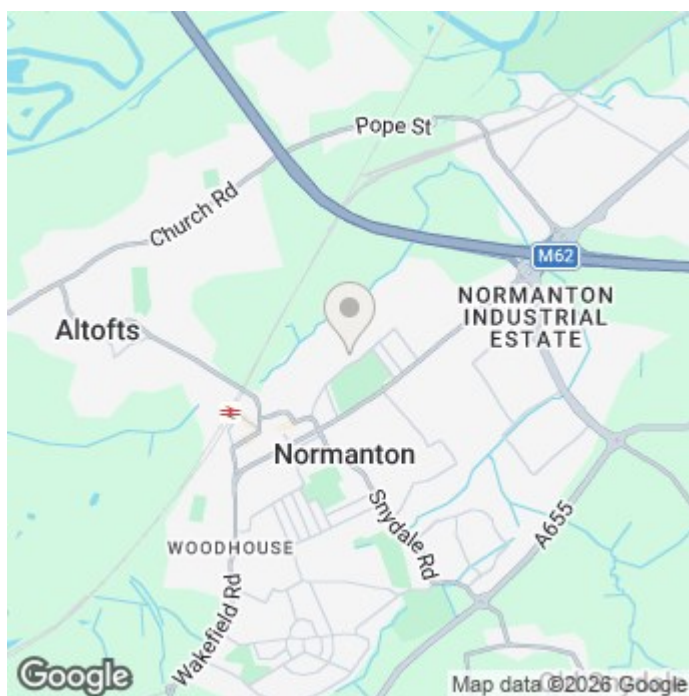
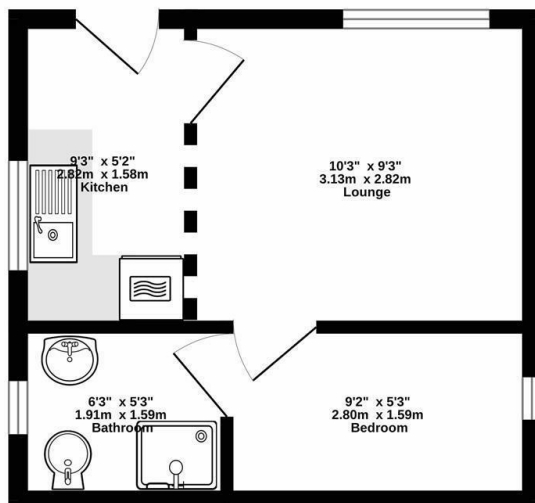
External

Externally, the property benefits from a small enclosed garden together with parking provision for two vehicles.



Floor Plan

GROUND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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