

Aketon Road, Castleford

£750 PCM

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This modern and fresh property is situated on the popular residential Aketon Road in Castleford. An Ideal spacious family home that is close to parks and reliable transport links, making it the perfect choice for those looking to relocate into the area. Within easy reach of local shops and takeaways this property is ready to move in. This won't be around for long so don't miss the opportunity to make this your home!



- Two Reception Rooms
- Fully Fitted Modern Kitchen
- Large Lounge
- Separate Dining Room
- First Floor Bathroom with Shower over
- Three Bedrooms
- Enclosed Gardens to the Front and Rear
- EPC rating C
- 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

Front Elevation

Entrance Hall

14'10" x 3'2" (4.53 x 0.99)

With a glazed door and radiator the entrance hallway leads to the...

Lounge

12'7" x 10'9" (3.84 x 3.29)

The large lounge features a wooden fireplace with electric fire. Decorative coved ceiling and the window looks over the front of the property.

Dining Room

14'4" x 12'6" (4.37 x 3.83)

With French Doors to the garden maximising light. A fireplace with timber surround and electric fire. With feature dado railing.

Kitchen

8'9" x 6'11" (2.69 x 2.11)

Fully renovated modern kitchen with the window to the side of the property.

Landing

Providing access to the upper floor.

Bedroom One

12'6" x 8'3" (3.83 x 2.54)

Bedroom One is a substantial size with a radiator and window to the front of the property. There is decorative dado rail.

Bedroom Two

10'0" x 9'5" (3.07 x 2.89)

Bedroom Two contains a single radiator and window looking out to the rear of the property.

Bedroom Three

12'6" x 5'8" (3.83 x 1.74)

The third bedroom has a single radiator and window looking out to the front of the property. There is decorative dado railing.

Family Bathroom

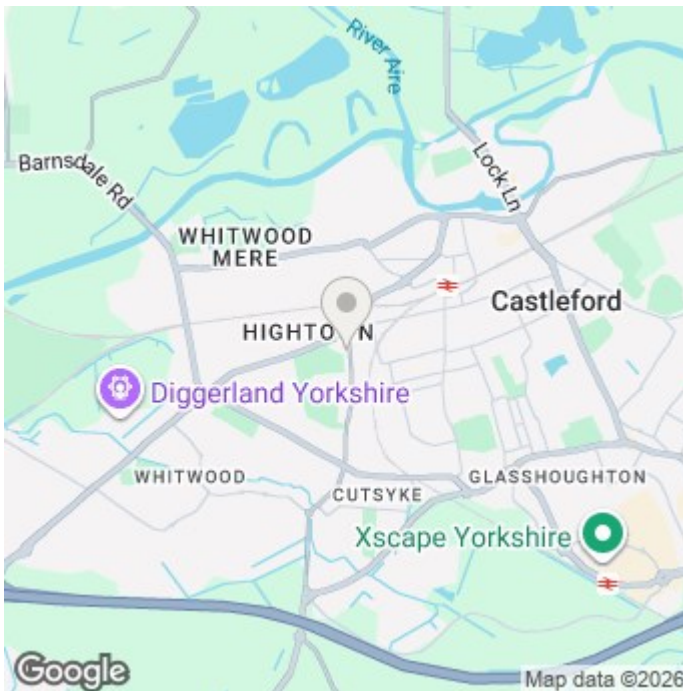
8'8" x 6'11" (2.66 x 2.11)

Complete bathroom suite comprising of panelled bath with shower over, pedestal wash hand basin and low flush WC. There is a single radiator and frosted UPVC window overlooking the side of the property. The bathroom has a tiled floor.

Floor Plan



TOTAL FLOOR AREA: 853 sq.ft. (79.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of these, and other areas and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any intended purposes. The architect, architect and/or agent does not accept liability for any errors, omissions or misstatements. Plans are not drawn to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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