

**Wood Street, Castleford**

**£850 Per Calendar Month**

**3**

**1**

**1**

**61**

Located on Wood Street in Castleford, this delightful terraced house offers a perfect blend of comfort and style. In walking distance to Castleford Town, this property is not one to miss out on! Castleford offers a range of convenient amenities, with several well-regarded schools nearby for families. In summary, this property is a wonderful opportunity for anyone looking to settle in Castleford. With its inviting living spaces, practical layout, and charming outdoor area. Don't miss the chance to make this lovely house your new home.



- Two Large Reception Rooms
- Good Sized Kitchen with Access to the Rear
- Three First Floor Bedrooms
- Attic storage for convenience
- Gas Central Heated and Double Glazed Throughout
- Lovely Garden to the Rear
- Close to Castleford Town Centre
- EPC grade D
- Council tax band A

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

### Entrance Hall

17'1" x 2'9" (5.21 x 0.85)

The entrance hall has a glazed and panelled door, coving to the ceiling and doors leading to the downstairs rooms.

### Lounge

12'9" x 10'11" (3.90 x 3.34)

The lounge is brightened by two rear-facing windows, offering ample daylight. A picture rail adds a touch of elegance, providing a perfect place to display artwork or photographs.

### Dining room

12'9" x 11'1" (3.89 x 3.39)

The dining room features a window to the rear, allowing for natural light and a view of the outdoors. A charming mantle frames a brick-lined fireplace, creating a warm and inviting focal point in the room.

### Kitchen

14'2" x 8'4" (4.32 x 2.56)

The kitchen is equipped with fitted units and plumbing for a washing machine, offering convenience and functionality. It features a side window, a half-glazed window for added light, and a French door that opens out to the garden, blending indoor and outdoor living.

### Bedroom 1

14'7" x 12'9" (4.46 x 3.91)

The bedroom features a front-facing window. With its picture rail and spacious layout, the room offers both charm and ample room for comfort.

### Bedroom 2

12'8" x 9'0" (3.88 x 2.76)

This good sized bedroom is brightened by a rear-facing window.

### Bedroom 3

8'7" x 8'5" (2.64 x 2.59)

The bedroom features a rear-facing window.

### Family Bathroom

5'6" x 4'10" (1.68 x 1.49)

The bathroom includes a uPVC frosted window, offering privacy while allowing light to enter. It is finished with laminate flooring, a panelled bath, and a low flush WC for a clean, functional design.

### Rear Garden

A cosy rear garden with a relaxing atmosphere, offering ample space for both relaxation and entertaining guests.



FLOOR PLAN

GROUND FLOOR  
390 sq ft. (36.2 sq.m.) approx.

1ST FLOOR  
442 sq ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq ft. (77.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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