



# CASTLE DWELLINGS

....because your home is your Castle !

## Beancroft Road, Castleford



**£425 PCM**



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**\*\*Available NOW!\*\*** This ground floor flat is situated in a popular part of Castleford within walking distance to the Town Centre and Glasshoughton where you can find all local amenities such as pubs, shops, schools and doctors. Also, conveniently placed for motorway and public transport links. Contact Castle Dwellings today to arrange your viewing!



- Available Now!
- Open Lounge & Kitchen
- Large L Shaped Double Bedroom
- Modern Shower Room
- Enclosed Shared Yard to Rear
- Double Glazed Windows
- Electric Heating Throughout
- £250 Bond
- EPC GRADE D



### Open Lounge & Kitchen

16'5" x 11'10" ( max x max) (5.00 x 3.61 ( max x max))

Large open lounge and Kitchen providing the perfect place to relax. With electric heating, neutral interior and windows providing plenty of natural light. In the kitchen there are fitted base units with a mixture of cupboards and drawers, an integral oven with an electric hob and an extractor fan.

### Master Bedroom

15'5" x 11'10" (4.70 x 3.61)

A large L shaped double bedroom with electric heating and windows providing natural light, along with a set of french doors to the shared garden

### Shower Room

6'4" x 4'4" ( max x max) (1.93 x 1.32 ( max x max))

With low flush wc, electric shower and wash hand basin.

### Externally

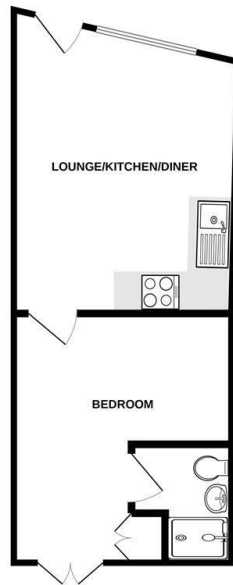
An enclosed, hard standing shared yard is the rear of the property.





## Floor Plan

GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 307 sq.ft. (28.5 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 misstatement. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The architect, planner and agent accept no liability for any error or omission and no guarantee is given. Made with Mapbox 12/22



### 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 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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