

Lodge Avenue, Castleford**£1,200 Per Month**

3



1



1



60

A beautifully presented and recently redecorated home, offering good-sized accommodation throughout and finished to a high standard.

The property provides a bright and welcoming living space with a practical layout, ideally suited to family life.

Externally, the property benefits from gardens to both the front and rear, providing great outdoor space, along with off-street parking.

Boasting a highly convenient location close to local schools and shops, this property is not to be missed. Early viewing is highly recommended! Contact Crown Estate Agents today to find out more.

- Pictures to Follow
- Fully Refurbished Property
- Good Sized Through Lounge to Kitchen Diner
- Kitchen Diner with New Units
- Two Double Bedroom & One Single Bedroom
- Good Sized Three Piece Bathroom Suite
- Enclosed Gardens to the Front & Rear
- Off-Street Parking
- EPC Grade D
- 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

Entrance Hall

A welcoming entrance hall providing access to the lounge and staircase leading to the first floor.

Lounge

A good-sized through lounge featuring two double glazed windows, central heating radiators, and a door leading through to the dining kitchen.

Dining Kitchen

A fully refurbished L-shaped dining kitchen, fitted with a range of new wall and base units, an integrated oven and hob, and plumbing for a washing machine. The room offers ample space for dining and provides access to the side porch/utility room.

Utility Room

A useful side porch/utility room featuring built-in cupboards housing the utility meters, along with additional built-in storage cupboards, providing great storage space.

Bedroom 1

The first of two double bedrooms, featuring a double glazed window providing plenty of natural light, a newly fitted carpet, and a central heating radiator.

Bedroom 2

The second of two well-proportioned double bedrooms, featuring a double glazed window providing ample natural light, a newly fitted carpet, and a central heating radiator, creating a warm and comfortable space.

Bedroom 3

A well-presented single bedroom, newly decorated and fitted with a new carpet. The room also benefits from a double glazed window and a central heating radiator.

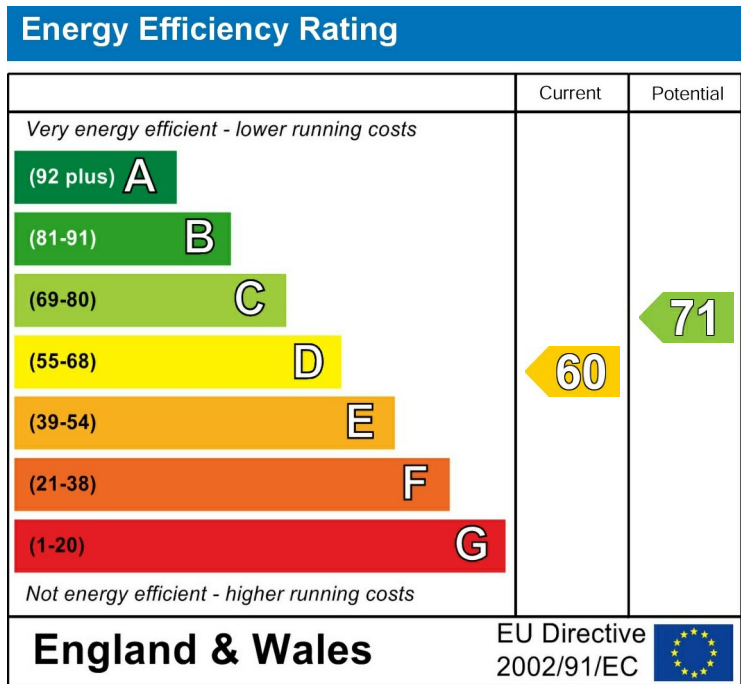
Bathroom

A good-sized bathroom fitted with a three-piece suite, including a bath with power shower over, fully tiled, creating a modern finish while remaining practical and easy to maintain.

External

The property boasts a good-sized enclosed front garden and a large enclosed rear garden, offering a safe and secure outdoor space ideal for families. The home also includes off-street parking.

Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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