



CROWN

ESTATE AGENTS

Smawthorne Avenue, Castleford



£775 PCM



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****AVAILABLE NOW**** This two bedroom property is ideally located near to local amenities including Castleford town centre, restaurants, schools and Castleford bus and train stations. Would make a perfect home for a young couple or small family.



- Good Sized Lounge
- Kitchen Diner
- Two Bedrooms
- Family Bathroom
- Double Glazed Throughout
- Central Heating Throughout
- Yard to Rear
- EPC Grade C

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

13'2" x 10'11" (4.01 x 3.33 (4.02 x 3.34))

With window to front, central heating thermostat, TV point, coved ceiling and radiator.

Kitchen

13'2" x 12'6" (4.01 x 3.81)

Featuring double sink drainer with mixer tap, work surfaces, tiled surround. Also with drawers and cupboards, wall cupboards, fitted units. Wall mounted gas boiler, plumbing for washing machine. Coved ceiling, radiator, door to garden and window to rear.

Bedroom One

13'2" x 10'11" (4.01 x 3.33 (4.02 x 3.34))

This front facing bedroom features a cupboard over stairs, window and radiator.

Bedroom Two

7'2" x 12'9" (2.18 x 3.89)

With laminate flooring, with window to rear to radiator.

Family Bathroom

5'11" x 9'9" (1.80 x 2.97)

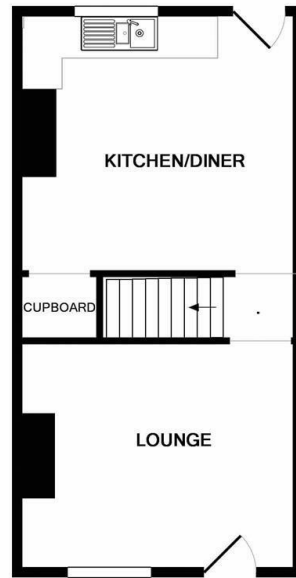
Featuring low flush WC, wash hand basin, panelled bath with triton barbados electric shower, tiled surround and UPVC frosted window.

Rear

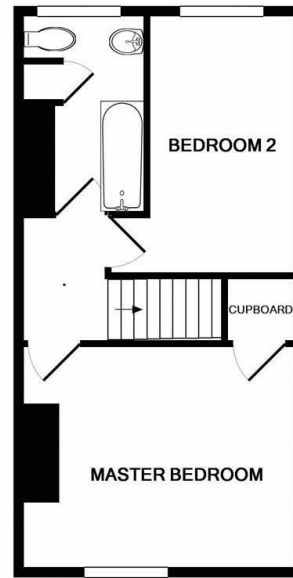
Paved yard to rear with raised borders with bushes.



Floor Plan

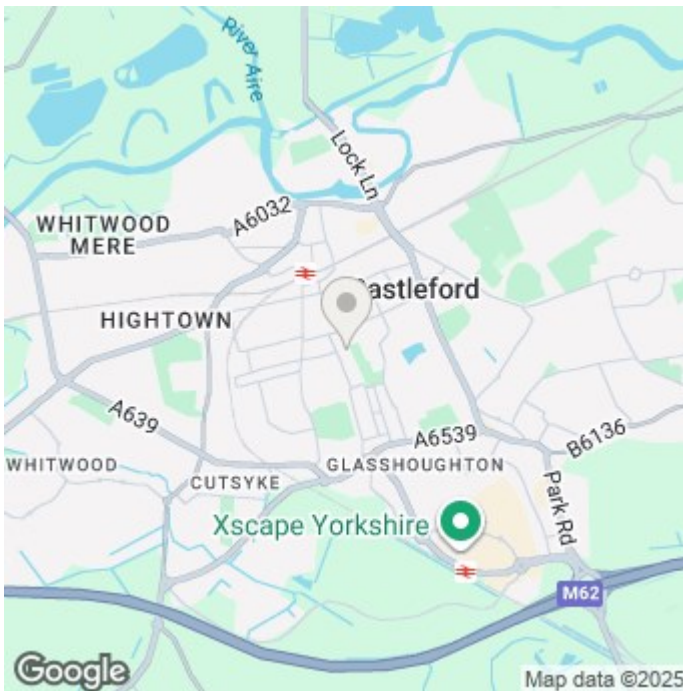


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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) A		
(81-91) B		90
(69-80) C	71	
(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 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.

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