



CROWN

ESTATE AGENTS

Cromwell Road, Castleford



£900 PCM



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Nestled on the charming Cromwell Road in Castleford, this delightful semi-detached house is now available to let. Boasting three well-proportioned bedrooms, this property is perfect for families or professionals seeking a comfortable and spacious home. One of the standout features of this home is the stunning gardens that surround it. With beautifully maintained outdoor spaces to the front, rear, and side, you will have ample opportunity to enjoy the fresh air and sunshine. These gardens offer a perfect setting for family gatherings, barbecues, or simply unwinding after a long day. Additionally, the property includes a single garage along with useful outbuildings, providing extra storage space or potential for a workshop. This added convenience is a significant advantage for those with hobbies or requiring additional room for belongings.



- Large Through Lounge
- Modern Kitchen
- Utility Room
- Three First Floor Bedrooms
- Family Bathroom with Separate WC
- Good Sized Gardens to Front, Side and Rear
- EPC Grade to Follow

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**

Entrance Hall

Having a double glazed entrance door to the front, stairs to the first floor landing, gas central heating radiator, and an internal door leading to the lounge.

Lounge/Diner

9'10" x 19'7" (3.00 x 5.97)

With a double glazed window to the front aspect, and double glazed patio door leading to the rear garden. Door to the kitchen.

Kitchen

9'6" x 10'11" (2.92 x 3.33)

With a range of wall and base mounted units, and complimentary, work surfaces over. Door to the side entrance.

First Floor Landing

With stairs from the entrance hall, and having loft access, internal doors to the three bedrooms, and house bathroom.

Bedroom One

11'6" x 10'4" (3.53 x 3.15)

Double glazed window to the front aspect, over stairs storage cupboard, gas central heating radiator.

Bedroom Two

12'11" x 8'11" (3.96 x 2.74)

Double glazed window to the rear, gas central heating radiator.

Bedroom Three

11'6" x 6'3" (3.51 x 1.91)

Double glazed window to the front. Gas central heating radiator.

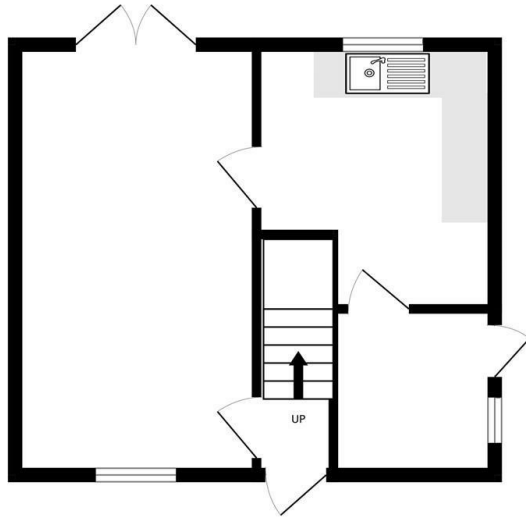
External

With beautiful gardens to the front, side and rear of the property, driveway and single garage with outbuildings.

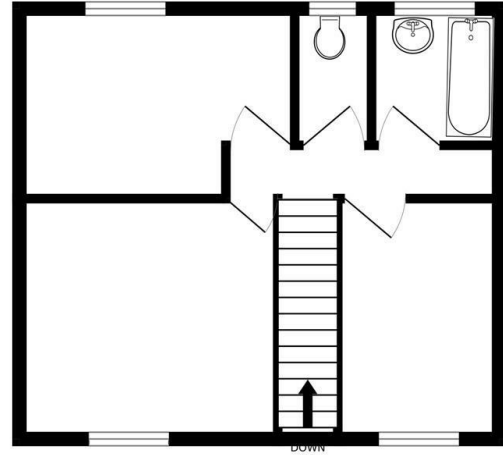


Floor Plan

GROUND FLOOR



1ST FLOOR



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 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		
(69-80) C		
(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.

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