



CROWN

ESTATE AGENTS

Smawthorne Avenue, Castleford



£900 Per Month



3



1



1



49

Situated within easy reach of Castleford town centre, this three-bedroom terraced property is ideally placed for access to a range of local amenities, shops and services. The nearby bus and train stations also provide convenient transport links for those commuting or travelling further afield. The property offers well-proportioned accommodation together with an enclosed garden and garage. Contact Crown Estate Agents today on 01977 285111 to arrange a viewing!



- Three Bedroom Property
- Good-Sized Lounge
- Kitchen Diner
- Three First-Floor Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage
- Council Tax Band [TBC]
- EPC Rating [TBC]

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

12'2" x 13'1" (3.72m x 4.00m)

A well-presented lounge which has been fully decorated and benefits from new carpets. The room features a window providing natural light, a gas central heating radiator and a door leading through to the dining kitchen.

Dining Kitchen

13'1" x 13'1" (4.00m x 4.01m)

A bright and practical dining kitchen, recently decorated and benefiting from new lino flooring. The room features a window, gas central heating radiator, plumbing for a washing machine and access to both the rear garden and basement. A staircase provides access to the first floor, while the UPVC door leads directly to the rear garden.

Bedroom 1

12'2" x 13'2" (3.72m x 4.02m)

A good-sized front-facing double bedroom, recently decorated and benefiting from new carpets. The room also features a window providing natural light and a gas central heating radiator.

Bedroom 2

7'6" x 11'11" (2.30m x 3.64m)

A well-proportioned front-facing double bedroom, recently decorated and finished with new carpets. The room also benefits from a window providing natural light and a gas central heating radiator.

Bedroom 3

7'9" x 14'2" (2.37m x 4.33m)

A well-presented rear-facing single bedroom, recently redecorated and benefiting from new carpets. The room also features a window providing natural light and a gas central heating radiator.

Family Bathroom

4'11" x 10'1" (1.50m x 3.08m)

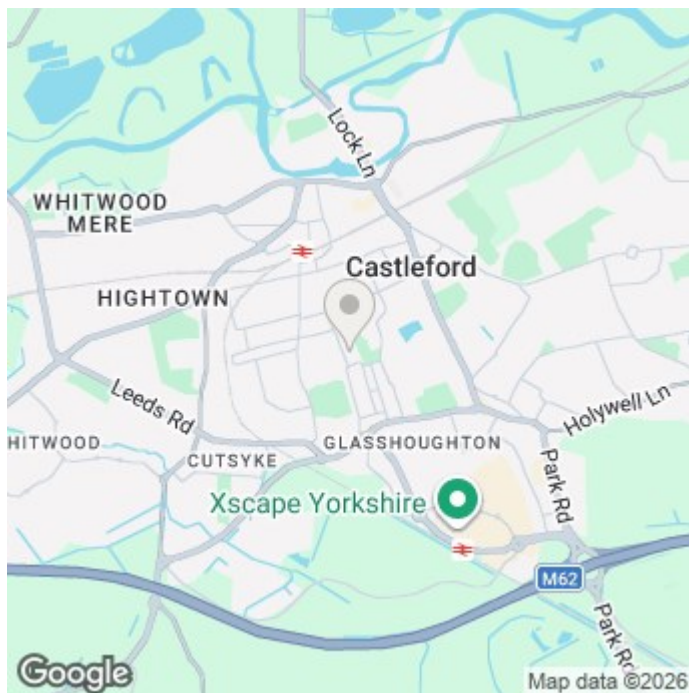
A well-appointed four-piece family bathroom comprising a hand wash basin, low flush WC, bath and separate shower cubicle. The room benefits from new flooring, a gas central heating radiator and a UPVC window providing natural light.

External

To the front of the property, there is on-street parking available. To the rear is a good-sized enclosed garden, which also benefits from a large prefabricated storage garage, providing useful additional storage space.



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(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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