

Wood Street, Castleford



£850 Per Calendar Month



3



1



1



61

Located on Wood Street in Castleford, this delightful terraced house offers a perfect blend of comfort and style. In walking distance to Castleford Town, this property is not one to miss out on! Castleford offers a range of convenient amenities, with several well-regarded schools nearby for families. In summary, this property is a wonderful opportunity for anyone looking to settle in Castleford. With its inviting living spaces, practical layout, and charming outdoor area. Don't miss the chance to make this lovely house your new home.



- Two Large Reception Rooms
- Good Sized Kitchen with Access to the Rear
- Three First Floor Bedrooms
- Attic storage for convenience
- Gas Central Heated and Double Glazed Throughout
- Lovely Garden to the Rear
- Close to Castleford Town Centre
- 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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  CASTLE DWELLINGS

Entrance Hall

17'1" x 2'9" (5.21 x 0.85)

The entrance hall has a glazed and panelled door, coving to the ceiling and doors leading to the downstairs rooms.

Lounge

12'9" x 10'11" (3.90 x 3.34)

The lounge is brightened by two rear-facing windows, offering ample daylight. A picture rail adds a touch of elegance, providing a perfect place to display artwork or photographs.

Dining room

12'9" x 11'1" (3.89 x 3.39)

The dining room features a window to the rear, allowing for natural light and a view of the outdoors. A charming mantle frames a brick-lined fireplace, creating a warm and inviting focal point in the room.

Kitchen

14'2" x 8'4" (4.32 x 2.56)

The kitchen is equipped with fitted units and plumbing for a washing machine, offering convenience and functionality. It features a side window, a half-glazed window for added light, and a French door that opens out to the garden, blending indoor and outdoor living.

Bedroom 1

14'7" x 12'9" (4.46 x 3.91)

The bedroom features a front-facing window. With its picture rail and spacious layout, the room offers both charm and ample room for comfort.

Bedroom 2

12'8" x 9'0" (3.88 x 2.76)

This good sized bedroom is brightened by a rear-facing window.

Bedroom 3

8'7" x 8'5" (2.64 x 2.59)

The bedroom features a rear-facing window.

Family Bathroom

5'6" x 4'10" (1.68 x 1.49)

The bathroom includes a uPVC frosted window, offering privacy while allowing light to enter. It is finished with laminate flooring, a panelled bath, and a low flush WC for a clean, functional design.

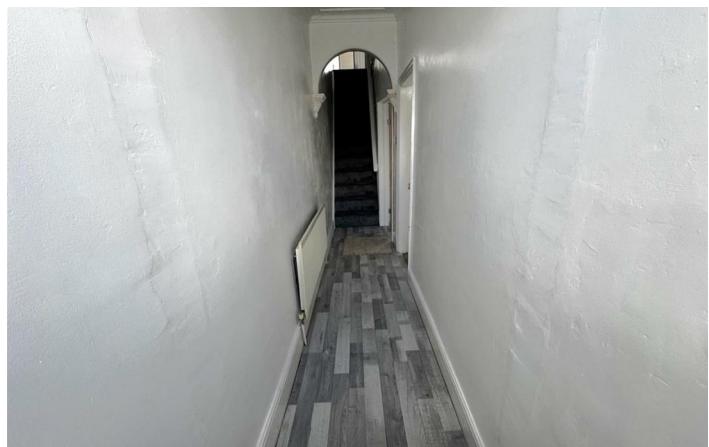
Rear Garden

A cosy rear garden with a relaxing atmosphere, offering ample space for both relaxation and entertaining guests.

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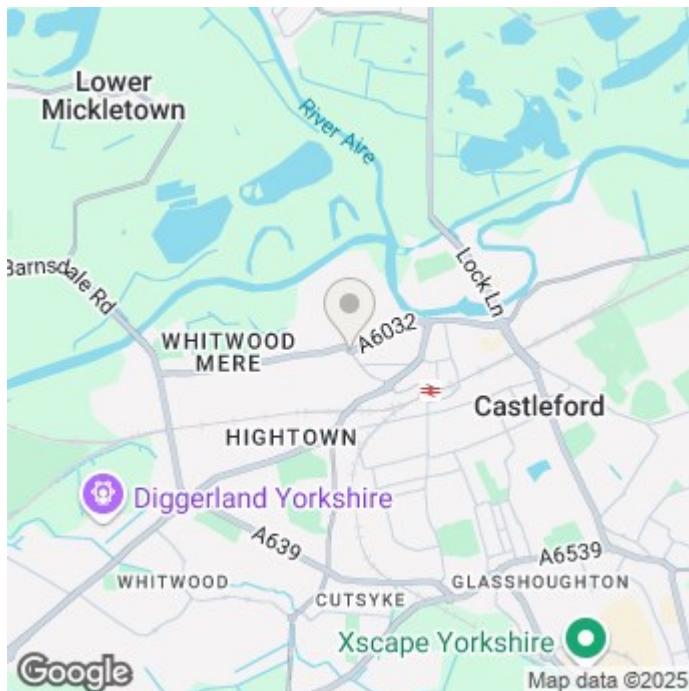
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FLOOR PLAN



TOTAL FLOOR AREA: 832 sq ft (77.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and has not been tested and no guarantee can be given as to their operability or efficiency can be given.
Made with Homeplan 2020



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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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