

## Morris Road, Castleford

**£750 Per Calendar Month**

2



1



1



68

\*\*\*AVAILABLE APRIL\*\* This second floor, new build apartment situated in Castleford, is modern, spacious and close to all local amenities. All entertainment facilities are nearby, as well as the local supermarket. Ideal for younger persons but also ideal for mature, with benefits such as your own designated parking spot, large loft space, central heating and double glazing.



- Available April
- Open Plan Living/Diner Area
- Modern Kitchen
- Two Spacious Bedrooms
- En suite Shower Room
- French Doors leading to Balcony
- Parking
- Bond £600 Holding Fee £155
- Council Tax Band A

EPC Grade D

Call 01977 285 111 to view this property or visit [www.crownestateagents.com](http://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

Compromises a wall heater, airing cupboard and a cupboard

## Lounge

14'11" x 11'10" ( (max) x (max)) (4.55 x 3.61 (4.54 (max) x (max)))

Has French Doors, juliette balcony, heating programmer, laminate flooring, a wall heater and a picture window.

## Kitchen/Diner

10'3" x 6'4" ((max)x (max)) (3.12 x 1.93 ((max)x (max)))

Has a single sink drainer, mixer tap, work surfaces, wall cupboards, drawers, cupboards and fitted units. Also has plumbing for washing machine, extractor hood, electric hob and a built in oven.

## Master Bedroom

10'0" x 11'11" (3.05 x 3.63 (3.06 x 3.62))

With a fitted wardrobe, a window and a room heater.

## En suite Shower Room

7'2" x 6'4" (2.18 x 1.93)

A window, low flush WC, a hand wash basin, shower cubicle, aqualisa shower, heated towel rail, tiled surround and an extractor.

## Bedroom Two

10'4" x 8'5" (3.15 x 2.57 (3.16 x 2.56))

A room heater and a window.

## Family Bathroom

6'11" x 6'5" (2.11 x 1.96)

Compromises a low flush WC, hand wash basin, panelled bath, heated towel rail, tiled surround and an extractor.

## Outside

Communal gardens and allocated parking.

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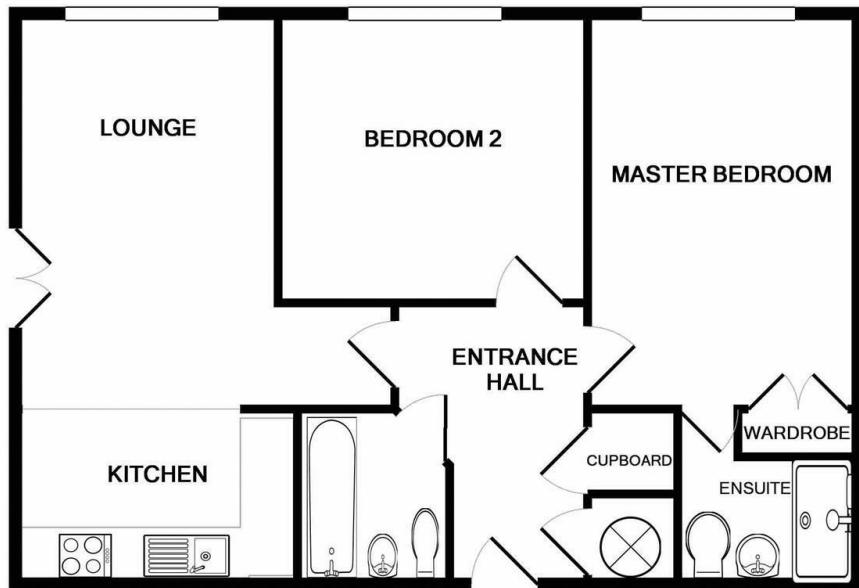


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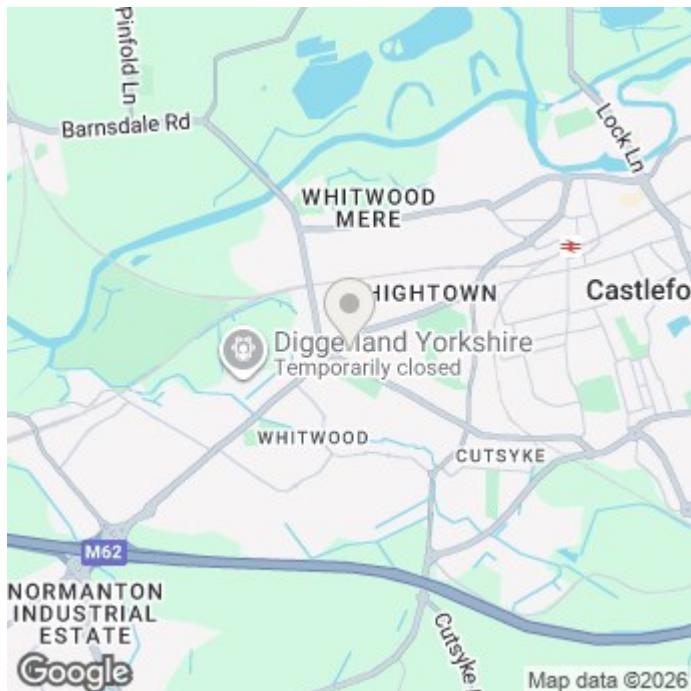
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## FLOOR PLAN



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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