

**Gladstone Terrace, Castleford**

**£700 PCM**

**2**

**1**

**1**

**63**

This two bedroom mid terraced property is now available to rent! With ideal location to all local amenities, public schooling and the Castleford town centre, this property is ideal for small families and couples alike. Boasting a modern kitchen and bathroom, why not book a viewing today?



- One Good Sized Reception Room
- Fully Fitted Kitchen/Diner
- Two First Floor Bedrooms
- Modern Bathroom
- Gas Central Heating
- Double Glazing Throughout
- 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

### Lounge

13'5" x 13'0" ( (max)x ) (4.09 x 3.96 (4.1 (max)x 3.95))

Entering through uPVC front door into the lounge area, with a picture window, gas central heating radiator and covered ceiling.

### Kitchen Diner

13'0" x 8'2" (3.96 x 2.49 (3.95 x 2.48))

Fitted with an array of units with work surface over, a single sink drainer and mixer taps within, finished with a tiled surround. With a wall mounted gas boiler, plumbing for a washing machine, electric hob and built in oven. Rear facing window, gas central heating radiator and uPVC door leading to the garden.

### Landing

#### Master Bedroom

13'5" x 13'0" (4.09 x 3.96 (4.1 x 3.95))

With front facing window and gas central heating radiator.

#### Bedroom Two

11'5" x 6'3" (3.48 x 1.91)

With rear facing window and gas central heating radiator.

#### Family Bathroom

8'2" x 5'6" (2.49 x 1.68 (2.50 x 1.67))

Accompanied with a white three piece suite with tiled surround and shower over. With an extractor fan and frosted window.

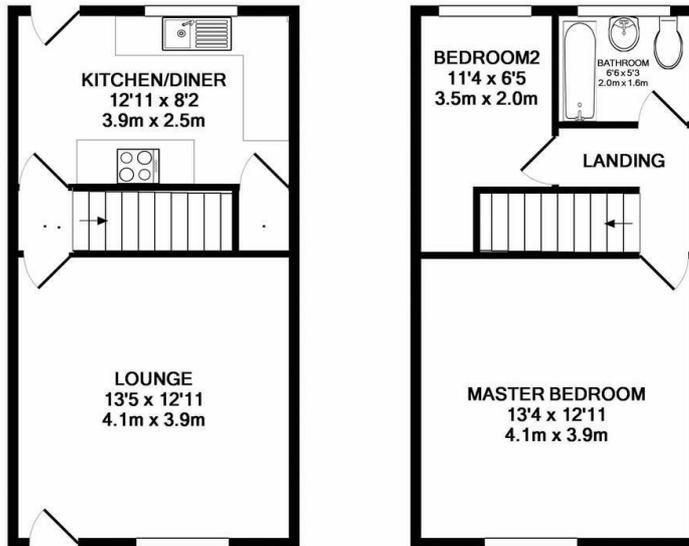
### Front

### Rear

Shared open plan yard.



Floor Plan

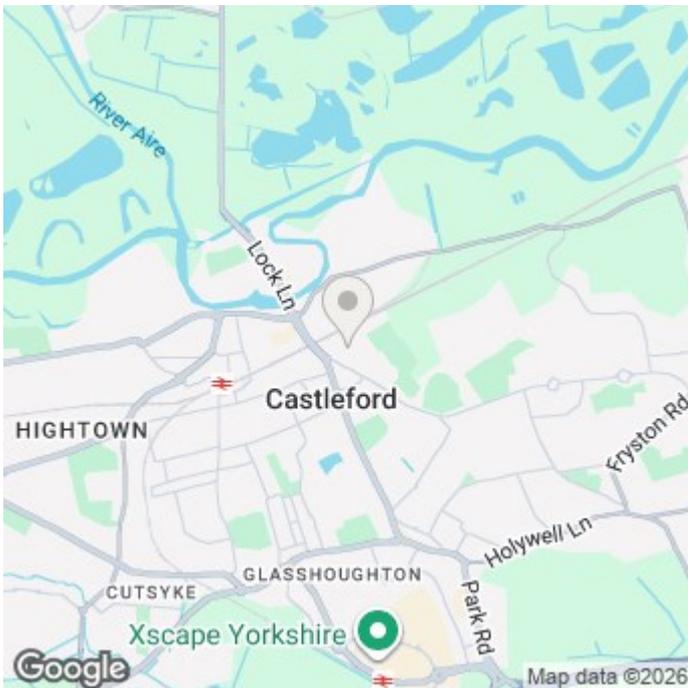


GROUND FLOOR  
APPROX. FLOOR  
AREA 318 SQ.FT.  
(29.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 318 SQ.FT.  
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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