



CROWN

ESTATE AGENTS

Bellflower Close, Castleford



£115,000



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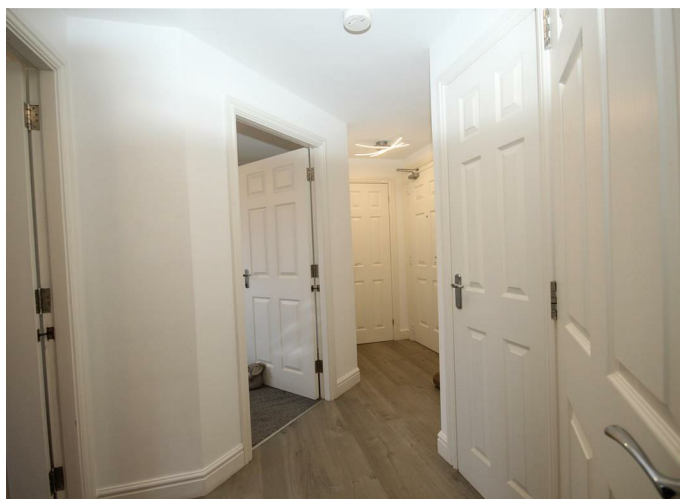


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This delightful property presents an excellent opportunity for first-time buyers and savvy investors alike. This apartment is not just a home; it is a fantastic investment opportunity in a growing area. Whether you are looking to make your first step onto the property ladder or seeking a reliable rental investment, this apartment in Bellflower Close is certainly worth considering. Don't miss the chance to view this charming property and envision the possibilities it holds.



- CHAIN FREE
- GROUND FLOOR FLAT
- Spacious Lounge
- A Kitchen With Plenty Of Storage Space
- Two Bedrooms
- Good Sized Family Bathroom
- Plenty of Parking
- EPC Grade D
- Council Tax Band B
- Leasehold

Call **01777 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hall

With a storage cupboard as well as electric radiator and cupboard housing the hot water cylinder.

Lounge

14'3" x 13'10" (4.35 x 4.23)

A good sized living space with a window overlooking the front of the property and an electric radiator. Open access to the

Kitchen

8'11" x 5'2" (2.73 x 1.58)

Fitted with an extensive range of both wall mounted and under counter cupboards together with a breakfast bar. The kitchen is also fitted with a single sink with mixer taps, plumbing for a washing machine, a 4 ring electric hob with chimney style extractor fan and a built in over.

Bedroom One

13'9" x 8'2" (4.21 x 2.51)

A good sized double bedroom with a window overlooking the front of the property and fitted electric heater.

Bedroom Two

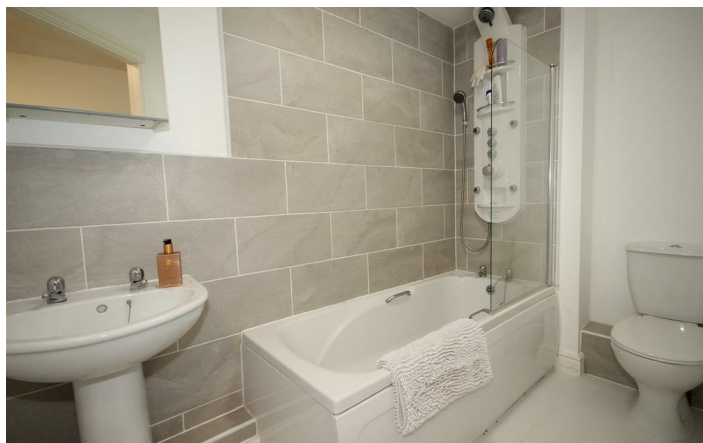
8'5" x 7'3" (2.58 x 2.21)

A good sized room with a window overlooking the front of the property, fitted with an electric heater

Family Bathroom

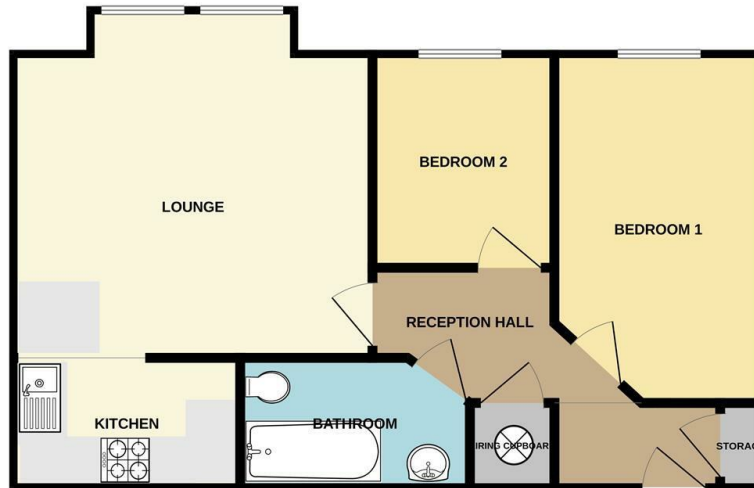
9'1" x 4'11" (2.78 x 1.51)

Fitted with a three piece suite consisting of a low flush WC, a wash hand basin and a panelled bath with shower over. The bathroom is also fitted with an electric, chrome towel rail.

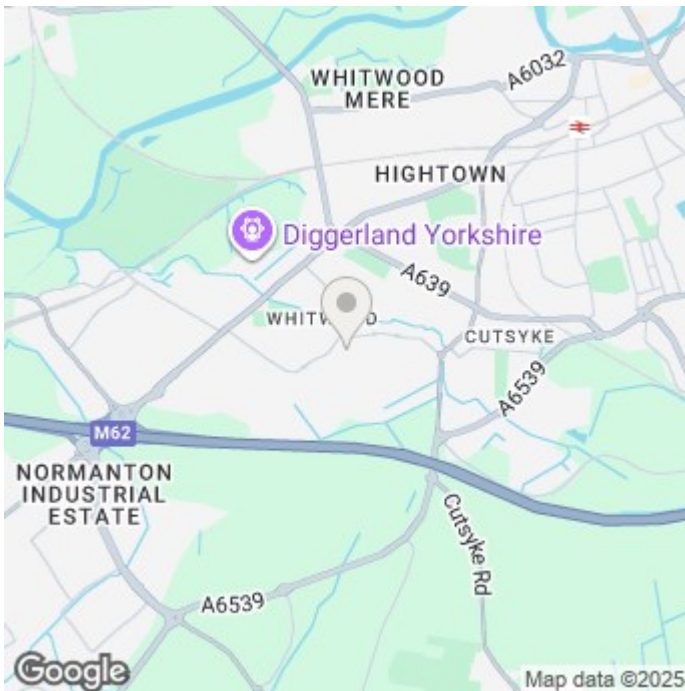


Floor Plan


GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA - 524 sq.ft. (48.7 sq.m.) approx.
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		79
(55-68) D	63	
(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.

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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