



CROWN

ESTATE AGENTS

The Square, Castleford



£775 Per Month



2



1



1



66

Crown Estate Agents are pleased to offer this well-presented two-bedroom first-floor flat, conveniently situated in the Airedale area of Castleford and positioned above a variety of local shops. The property offers well-proportioned accommodation comprising an open-plan lounge/dining area, modern fitted kitchen, two double bedrooms and a shower room.

The property also benefits from a roof terrace, providing useful outdoor space, while electricity and water are included within the rent. Conveniently located for access to local amenities and transport links, this property would make an ideal home for a couple or small family.



- Good Sized Lounge/Dining Area
- Modern Kitchen
- Two Double Bedrooms
- Shower Room
- Roof Terrace
- Electricity and Water Bills Included in the Rent
- EPC Grade D

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

15'7"(max) x 12'9"(max) (4.75m(max) x 3.91m(max))

A spacious open-plan lounge and dining area featuring windows to the front and side elevations, providing good levels of natural light. The room also benefits from an electric heater.

Kitchen

15'6" x 12'9" (4.73m x 3.89m)

A modern fitted kitchen comprising a range of wall and base units with work surfaces over, together with a stainless-steel sink and drainer with mixer tap. The kitchen benefits from an electric oven, hob and extractor hood.

Bedroom One

12'10" (max) x 11'5" (max) (3.92m (max) x 3.49m (max))

A well-proportioned double bedroom featuring fitted wardrobes and windows to the front and side elevations. The room also benefits from an electric heater.

Bedroom Two

12'10" x 11'5" (3.93 x 3.48)

A second well-proportioned double bedroom featuring a fitted wardrobe and electric radiator.

Bathroom

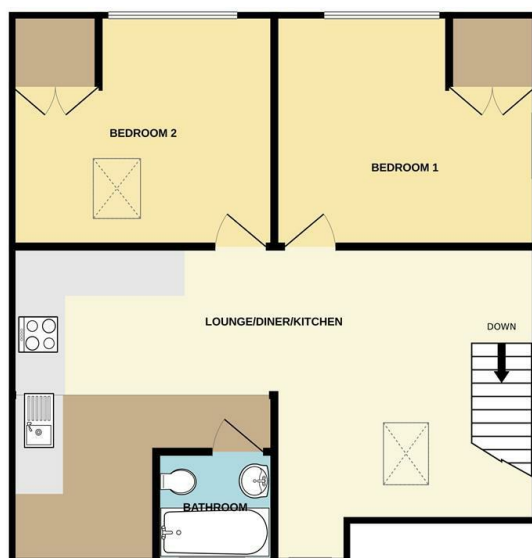
5'9" x 5'4" (1.77 x 1.65)

A shower room fitted with a low-flush WC, wash hand basin, panelled bath with electric shower and chrome heated towel rail.

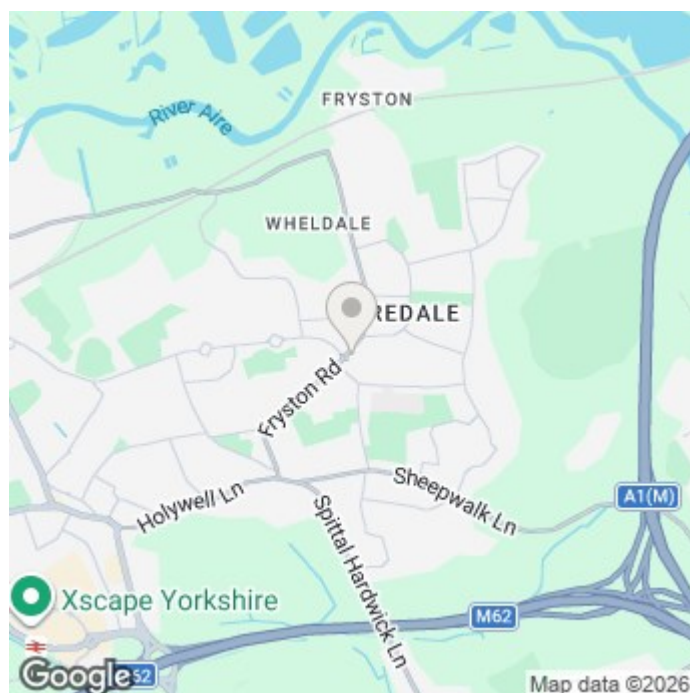


Floor Plan

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.
While 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, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Magicplan ©2025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	83
(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 Crown Estate Agents Office on 01977 600633 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.

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**