



CROWN

ESTATE AGENTS

Wheatcroft, Castleford



£800 PCM



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60

This amazing three bed semi-detached property is not to be missed! With enclosed gardens to both the front and rear of the house, it would make the perfect family home. It is ideally situated close to local schools, shops, and everyday amenities., with excellent transport links.

Set within a quiet residential area close to parks and green spaces yet still near the town centre, this property offers the perfect balance of comfort and convenience. Available now- Call now to avoid disappointment!



- One Reception Room
- Kitchen/Diner
- Ground Floor Shower Room
- Three First Floor Bedrooms
- Garage and Off-Street Parking
- Large Enclosed Front and Rear Gardens
- 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

With glazed door, radiator and stair case to first floor.

Lounge

12'2" x 12'9" (max x max) (3.71 x 3.89 (max x max))

With picture window, gas fire in hearth, coved ceiling and radiator.

Kitchen/Dining Room

9'9" x 10'1" (2.97 x 3.07)

With single sink drainer, mixer tap, work surfaces, tiled surround, drawers and cupboards, wall cupboards, fitted units, wall mounted gas boiler, plumbing for w/machine, coved ceiling, radiator and two windows.

Side Hall

With under stairs storage, laminated floor and glazed door.

Ground Floor Shower Room

5'8" x 6'2" (1.73 x 1.88)

With low flush wc, wash hand basin, glazed shower cubicle with electric shower and tiled walls.

Landing

With access to loft and window.

Master Bedroom

12'10" x 16'4" (3.91 x 4.98)

To the front of the property with built in cupboard, two windows and radiator.

Bedroom Two

8'3" x 9'11" (2.51 x 3.02 (2.52 x 3.01))

To the rear of the house with window and radiator.

Bedroom Three

6'10" x 7'10" (2.08 x 2.39)

To the rear of the property with window and radiator.

Front Garden

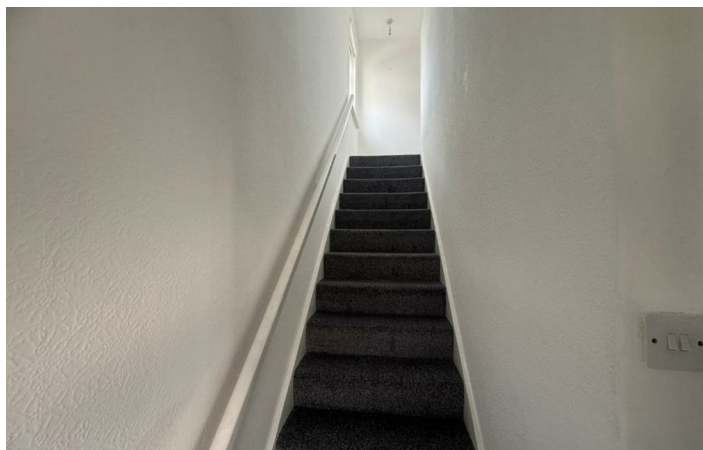
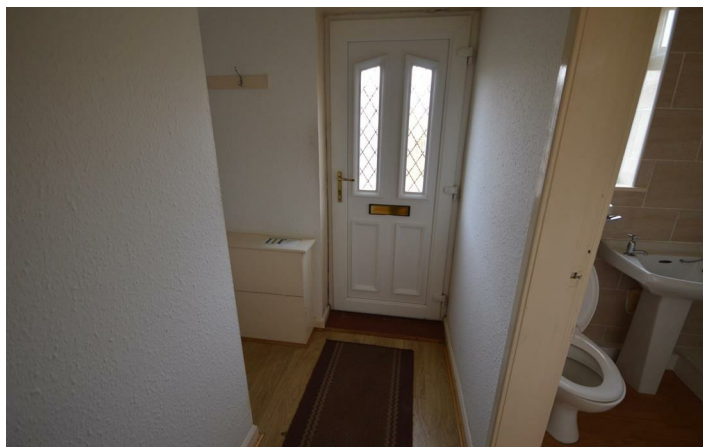
Eclosed garden to the front and side of the property with two pebbled areas, paved driveway, lawned area, gated access and a rockery.

Rear Garden

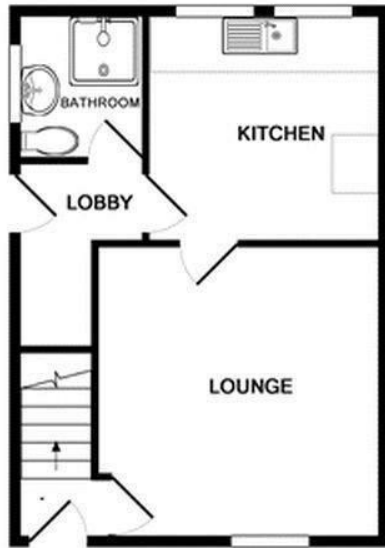
Enclosed garden with gated access and laid mainly to lawn.

Garage

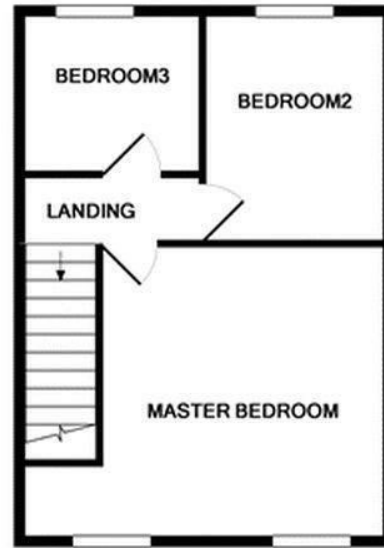
To the front/side of the property, with up and over door, power and light and personnel door.



Floor Plan

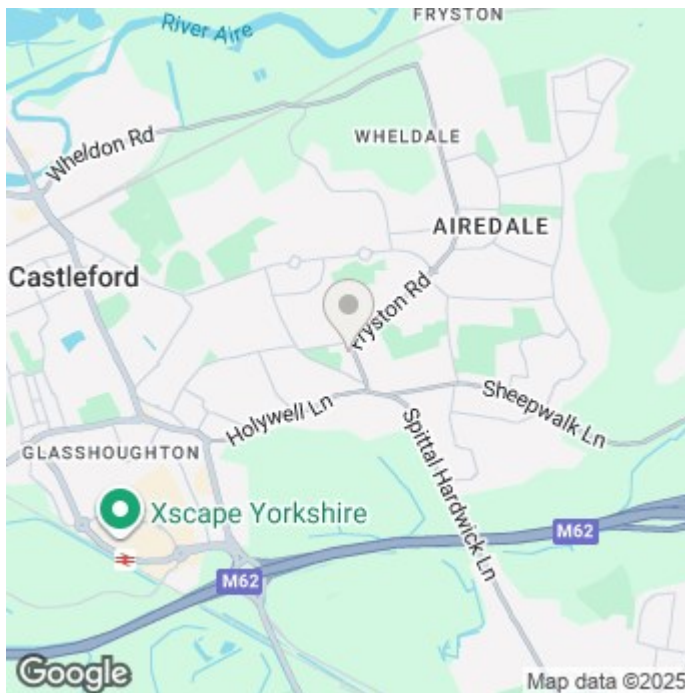


GROUND FLOOR



1ST FLOOR

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) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(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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