

## Wheldon Road, Castleford



**£750 Per Month**



3



1



1



52


Located in the bustling community of Castleford, this inviting flat is available to let. Situated close to Castleford Town Centre, residents enjoy easy access to a plethora of amenities and services just steps away. The property promises a lifestyle of comfort and convenience, complemented by the charm of its surroundings. Contact us today to arrange your viewing!



- Large Living Area
- Modern Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Double Glazed Throughout with Gas Central Heating
- Close to Local Amenities
- Council Tax Band B
- 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**

### Lounge

16'1" x 19'4" (4.90 x 5.89)

Fitted with new carpets and a gas central heated radiator this good sized room. There is a window to front elevation and a door leading to the landing.

### Kitchen

13'1" x 13'9" (3.99 x 4.19 (4.0 x 4.2))

The kitchen is fitted with a range of wall and base units, space for a washing machine and fridge freezer, good-sized area for dining table and chairs.

### Bedroom One

12'6" x 12'10" (3.81 x 3.91)

Good sized double bedroom with a double glazed window to rear of the property. Situated in this room is a gas central heated radiator and the boiler.

### Bedroom Two

16'1" x 20'4" (4.90 x 6.20)

This second double bedroom consists of a gas central heated radiator and a double glazed picture to the rear elevation.

### Bedroom Three

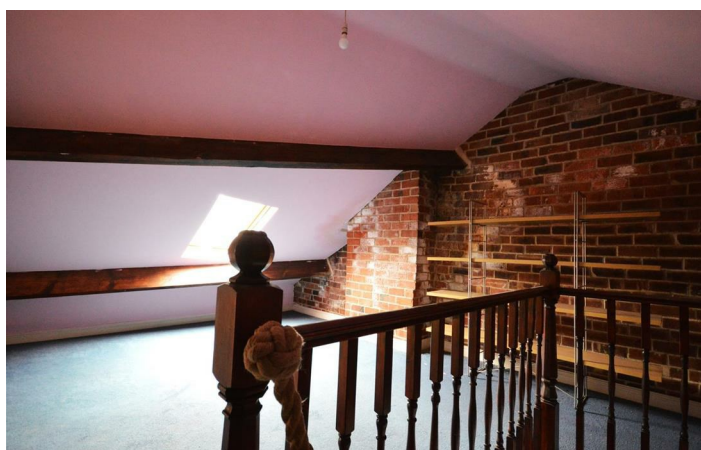
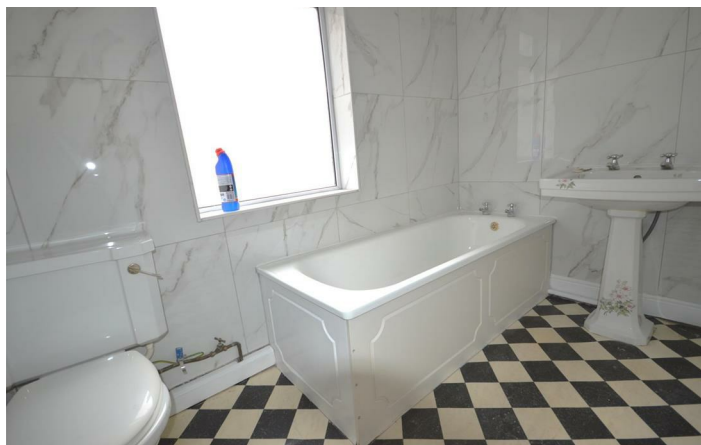
13'1" x 24'3" (3.99 x 7.39 (4.0 x 7.4))

Large double bedroom situated on the second floor consists of a gas central heated radiator and a picture window.

### Family Bathroom

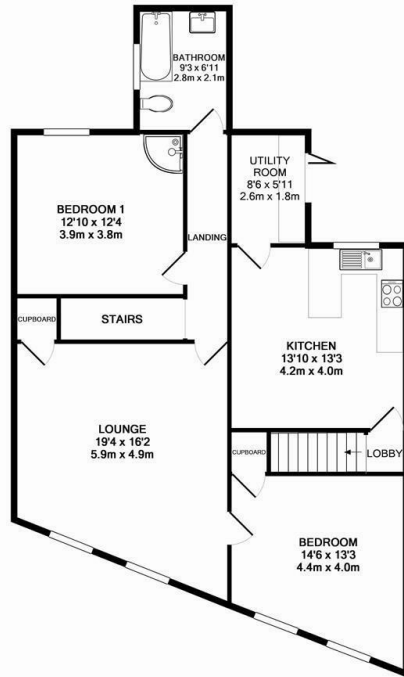
6'11" x 9'2" (2.11 x 2.79)

Suite comprising low level WC, pedestal wash hand basin and panelled bath.

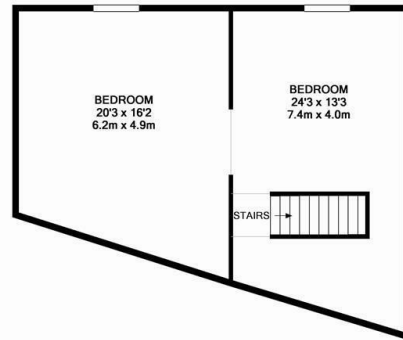




## Floor Plan



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	54
(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 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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