



CROWN

ESTATE AGENTS

Beancroft Road, Castleford



£695 PCM



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Stylish flat - modern interiors, spacious living, and a prime central location. Perfect for professionals or small families - Ready to move in



- Large Lounge
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Gas Central Heated
- Double Glazed Throughout
- Available TO LET NOW
- 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

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Entrance Hall

With gas central heated radiator.

Lounge

16'10" x 13'9" av (5.15 x 4.20 av)

Featuring an ornamental fire surround, two picture windows and a gas central heated radiators.

Kitchen

14'3" x 7'10" (4.36 x 2.41)

Having a range of base and wall units with laminate work surfaces over, tiled surround, single sink drainer and mixer taps, fitted 4 ring gas hob and under oven. Rear facing window, ornamental fire surround and with storage cupboard off.

Bedroom One

20'0" x 14'6" (6.11 x 4.44)

With two picture windows, two gas central heated radiators and a picture rail.

Bedroom Two

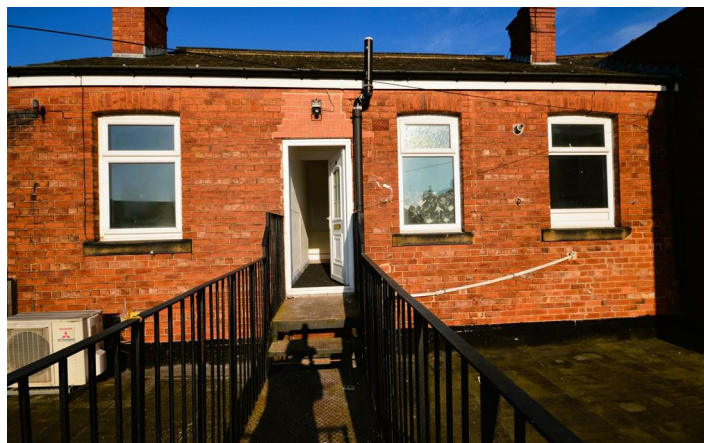
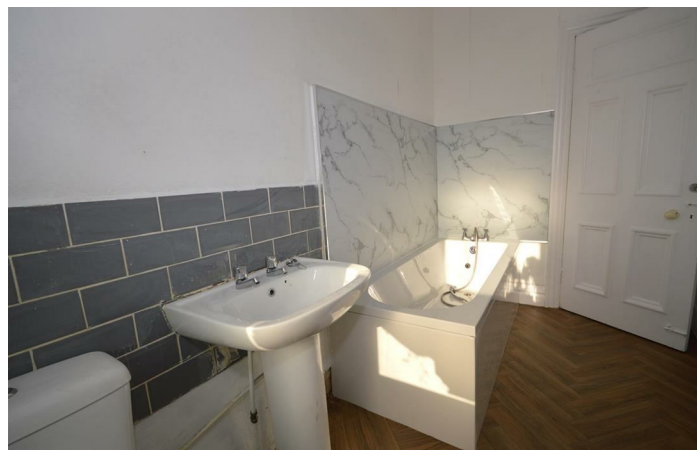
11'2" x 12'2" (3.40 x 3.71)

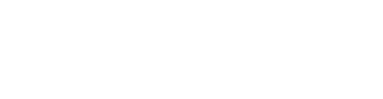
With a picture windows, a gas central heated radiator, an ornamental fireplace. coving and picture rail.

Family Bathroom

5'11" x 11'2" (1.80 x 3.40)

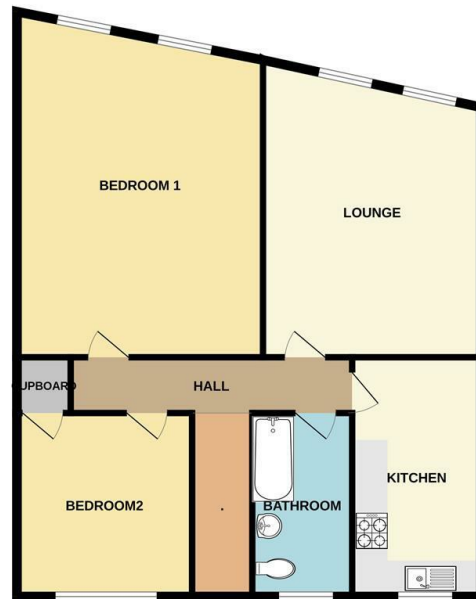
Fitted with a three piece bathroom suite which includes; low flush wc, wash hand basin and a paneled bath with mixer shower over. It has tiled and panelled walls, a radiator and a picture window.



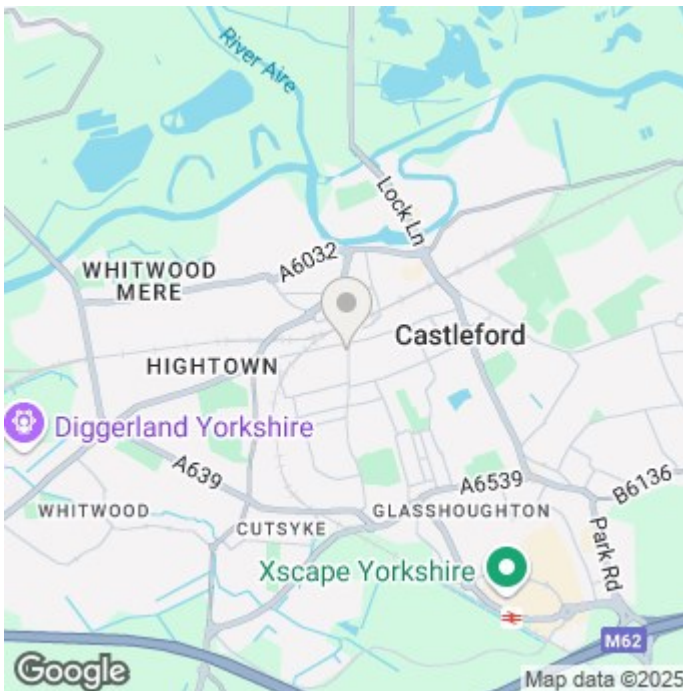


Floor Plan


GROUND FLOOR



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 or omission in the 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 is given as to their quality or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	59
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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