

Lock Lane, Castleford**£700 Per Month**

2



1



1



61

Castle Dwellings are proud to present this two bedroom, mid terraced property which is situated in the sought after area of Castleford. The town centre is only a short 5 minute walk away making you close to all the local amenities. Transport links are frequent with direct links to Leeds and Wakefield. For those who travel further afield, the A1 and M62 are within close proximity and a short drive away. Call us today to avoid disappointment.



- Large Family Living Area
- Kitchen
- Ground Floor Family Bathroom
- Two Good Sized Bedrooms
- Low Maintenance Rear Garden
- EPC Rating 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

Lounge

11'9" x 15'0" (3.595 x 4.574)

This large living room comprises of, a picture window a telephone point and a fireplace with ornate tiling and cast iron surround.

Kitchen

12'11" x 12'3" (3.957 x 3.748)

This large kitchen comprises of fitted units throughout with drawers and cupboards, a single sink drainer with tiled surround, a gas cooker point with gas hob and plumbing for a washing machine and dishwasher. There is a central heating radiator as well as, laminated flooring, coved ceiling, and exit door which leads you through to the rear garden. The kitchen is also complimented by a pantry, giving convenient storage space in your home.

Lobby

5'2" x 2'7" (1.592 x 0.790)

Following on from the kitchen, is a lobby hallway leading you through to the rear exit of the property, into the garden

Family Bathroom

9'0" x 4'1" (2.761 x 1.265)

Following on, you are greeted by the main family bathroom which comprises of, low flush WC, hand wash basin, and heated towel rail. As well as a frosted uPVC window and tiled floor.

Bedroom 1

14'0" x 11'10" (4.290 x 3.629)

To the first floor, you are greeted by a large master bedroom which includes a picture window to the rear of the property, along with two storage cupboards.

Bedroom 2

12'11" x 12'2" (3.942 x 3.725)

To the left of the landing is another spacious bedroom including a picture window to the front of the property.

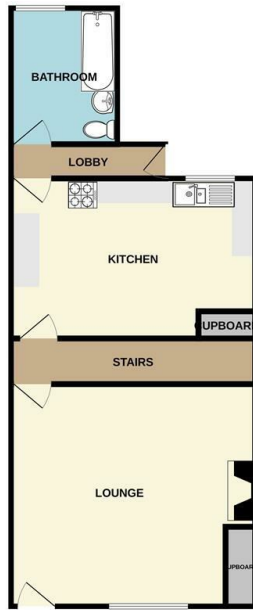
Garden

To the rear of the property, there is a low maintenance, paved back garden with a storage unit/ shed.

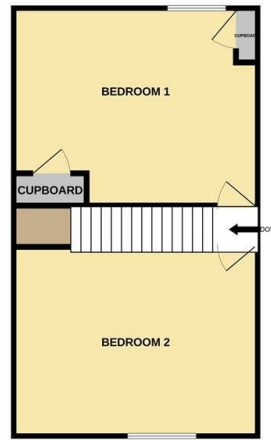


FLOOR PLAN

GROUND FLOOR
547 sq. ft. (50.9 sq.m.) approx.



1ST FLOOR
466 sq. ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq. ft. (94.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency over the years.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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.

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