

## Smawthorne Avenue, Castleford



**£750 Per Month**



2



1



1



68

**\*\*AVAILABLE NOW\*\*** Offered to the rental market is this realistically priced mid terrace property. An ideal home for small families and couples alike. Situated on a popular street located close to all local amenities and within easy reach of the town centre. There are schools and parks within easy walking distance making this a great family home option.



- Spacious Lounge
- Modern Kitchen/ Diner
- Two First Floor Bedrooms
- Family Bathroom
- Enclosed Rear Yard with Shed
- Close to Schools and Park
- EPC Grade D
- Council Tax Band A

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

### Lounge

13'4" x 10'10" (4.06 x 3.30)

Spacious lounge with TV and telephone points, gas fire set in a stylish fireplace. Coved ceiling, wall mounted thermostatic radiator and picture window to the front.

### Kitchen/ Diner

13'4" x 13'2" (4.06 x 4.01)

A modern kitchen diner with single sink drainer and mixer tap over, Modern work surfaces and tiled surround. Drawers, base and wall units, built in electric oven, hob and extraction fan. There is a pantry for extra storage space, wall mounted gas boiler, plumbing for a washing machine and a wall mounted radiator. Entrance door giving access to the rear yard and double glazed window.

### Bedroom 1

13'4" x 10'10" (4.06 x 3.30)

Located to the front of the property with built in wardrobe and cupboard, wall mounted radiator and double glazed window.

### Bedroom Two

6'11" x 13'1" (2.11 x 3.99)

Situated to the rear of the property with wall mounted radiator and double glazed window.

### Family Bathroom

6'7" x 10'4" (2.01 x 3.15)

With low flush wc, wash hand basin, panelled bath with electric shower over, tiled surround, airing cupboard housing the hot water cylinder, uPVC frosted window and wall mounted radiator.

### Rear Garden

Enclosed and gated rear yard with garden shed.



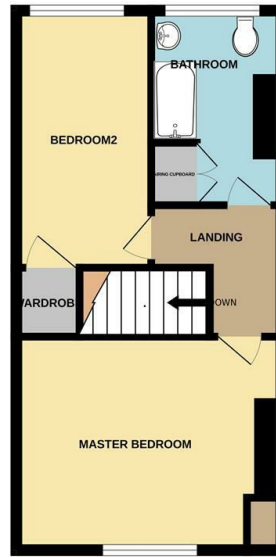
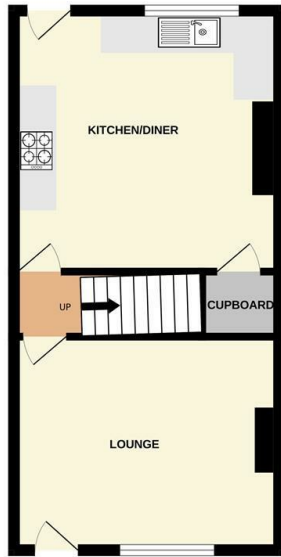




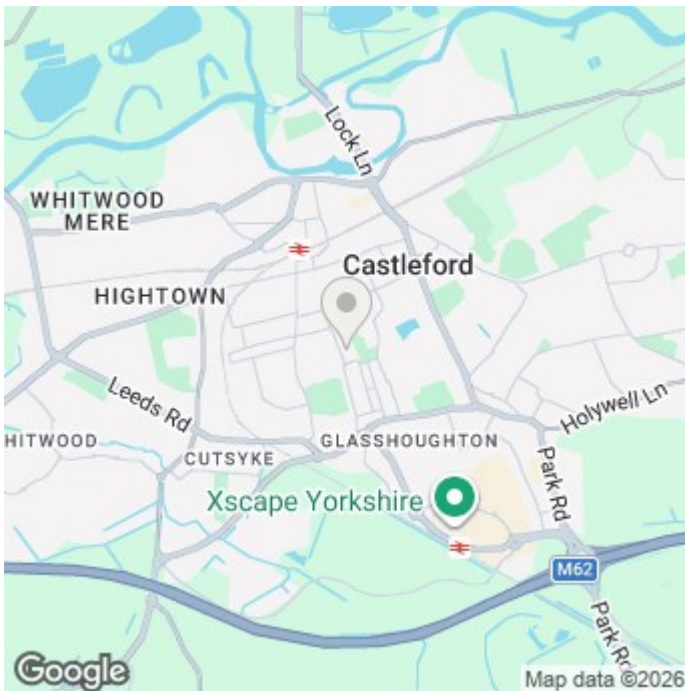
Floor Plan

GROUND FLOOR

1ST FLOOR



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 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. Made with Metropix iC025



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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