



# CROWN

## ESTATE AGENTS

### Aire View, Castleford



**£1,000 Per Calendar Month**



2



1



1



83

Welcome to this charming property located on Aire View in Castleford! This property is ready to move into and is a perfect fit for families or professionals seeking a comfortable and modern home. It's excellent location boasts easy access to local amenities, schools and transport links. Furthermore, an excellent feature is the locality to the River Aire, with beautiful views and walkways giving a perfect picnic/walking space on your doorstep.



- Entrance Hall and Cloakroom
- Open Plan Kitchen/Living/Dining area
- Utility Cupboard
- Two Good-Sized Bedrooms
- Family Shower Room
- Off Road Parking with an Enclosed Garden to the Rear
- EPC Grade B
- 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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

### Entrance Hall

Welcoming entrance area, with central heating radiator

### Downstairs Utility Cupboard

### Cloakroom

5'10" x 3'1" (1.78 x 0.96 )

Downstairs cloakroom with low flush WC, wash hand basin and a central heating radiator. A room such as this is a great addition to any home, offering convenience and ease, particularly in family visits or busy periods.

### Kitchen/Living/Dining Area

25'0" x 9'5" max (7.64 x 2.89 max)

Kitchen/Living/Dining area comes equipped with modern integrated goods such as a dishwasher and fridge/freezer, giving the space a modern comfortable feel. With a built in oven with gas & electric cooker points, the kitchen area boasts ample work surfaces, cupboards & drawers, offering convenience when cooking for your family or guests! This property also boasts a modern breakfast bar area, a perfect space for enjoying morning meals as a group. Furthermore, this space comes with windows & patio doors to the rear, offering peaceful views and easy access to the rear garden. With tiled flooring and LED lighting throughout, gives the space a fashionable feel. Comes with wall mounted gas boiler & central heating radiator.

### First Floor Landing

### Bedroom 1

12'11" x 8'9" (3.95 x 2.69 )

To the rear of the first floor comes the spacious bedroom. This room featuring a built in wardrobe, giving the space a luxury feel while providing ample storage for all your outfits. Floating bed side tables to either side of the bed is a perfect opportunity to add your own touch to the room with a lamp or other decor! Additionally, coming with a TV point opposite the bed, this layout gives you the opportunity to relax at the end of the day with your choice of show or film. Equipped with soft carpeting and LED lighting, this room radiates an effortless, modern feel throughout! This room also comes with two rear windows with a view of your enclosed garden, and a central heating radiator to keep you warm during the winter months.

### Bedroom 2

12'11" x 8'7" (3.96 x 2.63)

To the front of the property is a sizable and comfortable second bedroom. With ample space, this room is a perfect space to make your own! Already equipped with a spacious wardrobe, this room comes with storage space as standard, perfect for a family member with a sizable clothing collection! The large window to the front of the property comes equipped with fitted blinds, allowing for a plethora of natural light throughout the day, while still keeping the room dark and comfortable at night. Comes with central heating radiator, keeping the family comfortable even through the worst winter months .

### Family Shower Room

7'3" x 5'6" (2.23 x 1.69)

This property's shower room offers a clean modern feel from the onset. With a walk in shower, low flush wc and wash hand basin, the room offers all the essentials for family living. The generous size of this space is perfect for the morning rush, with a wide mirror overlooking the sink ensuring the whole family can brush their teeth or style their hair without competing for room! Tiled flooring and a uPVC Frosted Window keeps privacy and cleanliness all year round.

### Enclosed Rear Garden

The garden space comes with great potential for an entertainment space! This enclosed garden ensures privacy and peace of mind for parents and guests alike. This garden truly is a blank canvas, from a playground to a cookout, the choice is yours!

### Property Front

The front of this home gives off a cozy, comfortable feel from the offset, with off road parking offering peace of mind. With proximity to the River Aire and canal, peaceful walking routes are right on your doorstep .





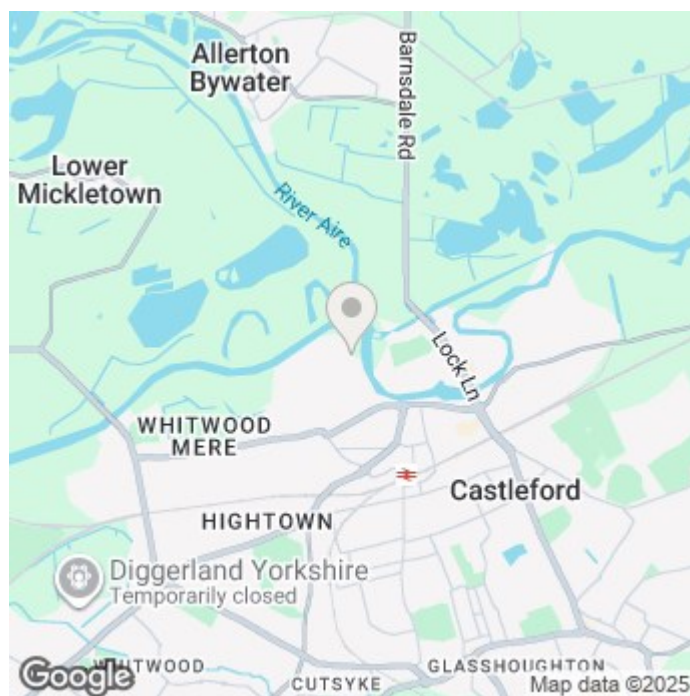
## Floor Plan




TOTAL FLOOR AREA: 703 sq.ft. (65.4 sq.m.) approx.

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, omission or misstatement. 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 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>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 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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