



CROWN

ESTATE AGENTS

Shakespeare Crescent, Castleford



£105,000



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We are pleased to offer for sale this two bedroom, first floor apartment situated in a quiet cul-de-sac position on the outskirts of Castleford and within easy travelling distance of M62/M1-A1 motorway links, Xscape and Junction 32 Retail Park. Available mid May



- Kitchen/Lounge/Diner
- Modern Throughout
- First Floor Apartment
- Two Bedrooms
- EPC Grade B

Call **01977 285 111** to view this property or visit 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 Lobby

Stairs to the first floor accommodation.

Kitchen

7'10" x 6'0" (2.39 x 1.83)

With base and wall units, laminate work surfaces and tiled surrounds. Having an integrated stainless steel electric oven and stainless steel four-ring hob with extractor over. Inset stainless steel single bowl sink, drainer and mixer tap. Washing machine and fridge/freezer.

Lounge / Diner

13'11" x 14'0" (4.24 x 4.27)

The spacious lounge has a SKY TV point and telephone point. Radiator and double glazed window to the front.

Bedroom 1

11'2" x 7'10" (3.40 x 2.39)

Radiator and double glazed window to the rear.

Bedroom 2

6'10" x 9'0" (2.08 x 2.74)

Radiator and double glazed window to the rear.

Bathroom

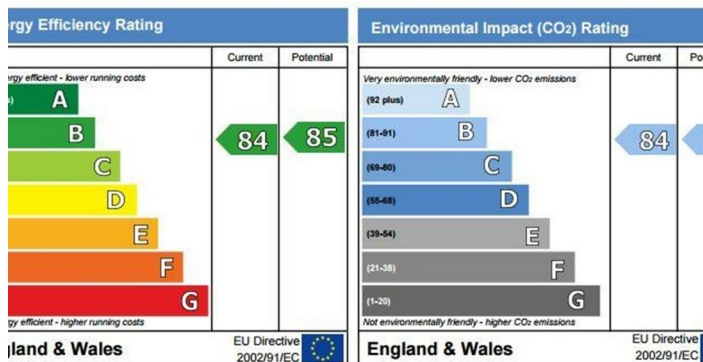
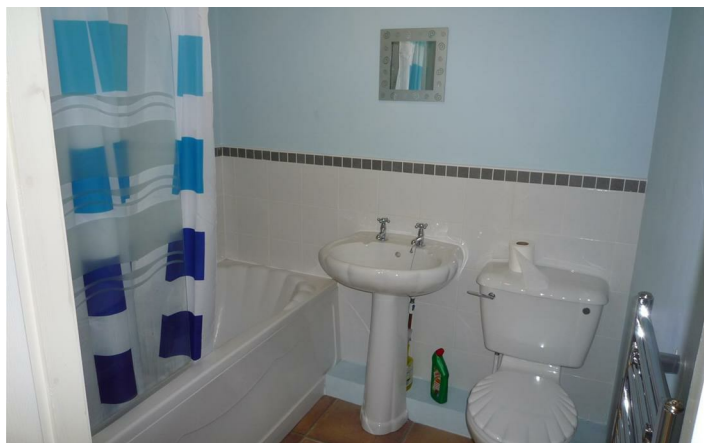
6'6" x 5'7" (1.98 x 1.70)

Having a rectangular paneled bath with shower over, screen and tiled surrounds. Wash hand basin, WC and tiled splash-back. Heated towel rail, laminate tiled flooring and extractor fan.

EPC

Outside

There is easy street parking to the front and side of the building and conveniently a post box right outside.




Wales
 Energy efficiency rating is a measure of the thermal efficiency of a home. The higher the rating the more energy efficient the home is and the lower the bills are likely to be.

England & Wales
 The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Floor Plan



Energy Efficiency Rating

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