

## Smawthorne Avenue, Castleford



**£800 PCM**



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AVAILABLE SOON and priced realistically. Offered to the rental market is this two bed mid terrace property. Finished to a high standard, this property will make an ideal home for small families. Located close to all local amenities and within easy reach of the town centre.



- Spacious Lounge
- Modern Kitchen/ Diner
- Two First Floor Bedrooms
- Family Bathroom
- Tastefully Decorated Throughout
- Enclosed Rear Yard with Shed
- EPC Grade D
- Available NOW

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 in hearth, living flame, stylish fireplace, coved ceiling, wall mounted radiator, central heating thermostat 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, mixer tap, work surfaces with tiled surround, drawers and cupboards and wall cupboards, pantry for extra storage space, wall mounted gas boiler, plumbing for a washing machine, extractor hood, electric hob, built in oven, wall mounted radiator, door 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

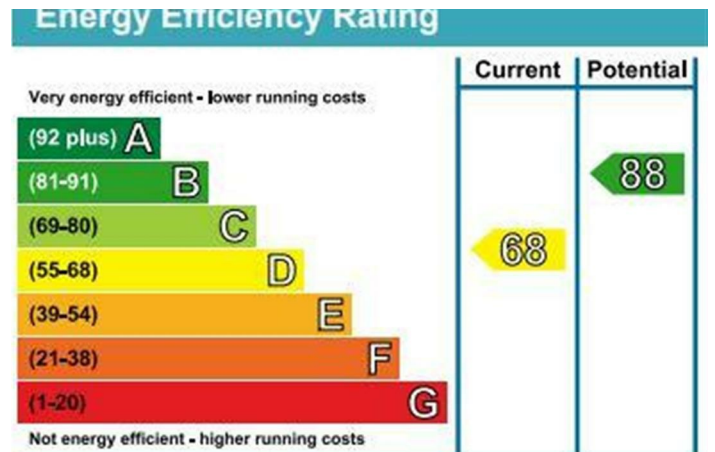
6'7" x 10'4" (2.01 x 3.15)

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.

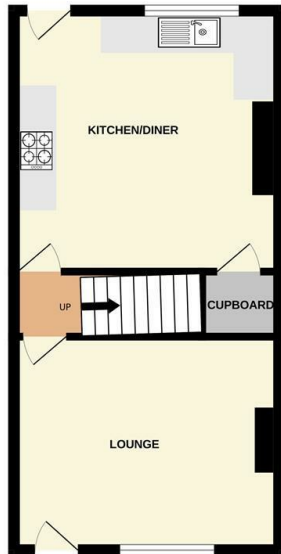




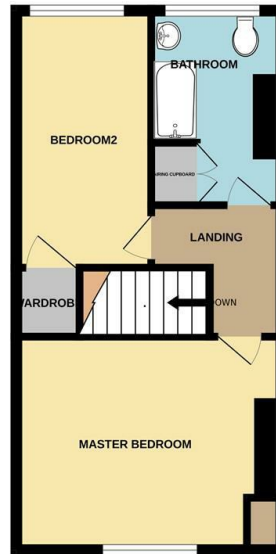


Floor Plan

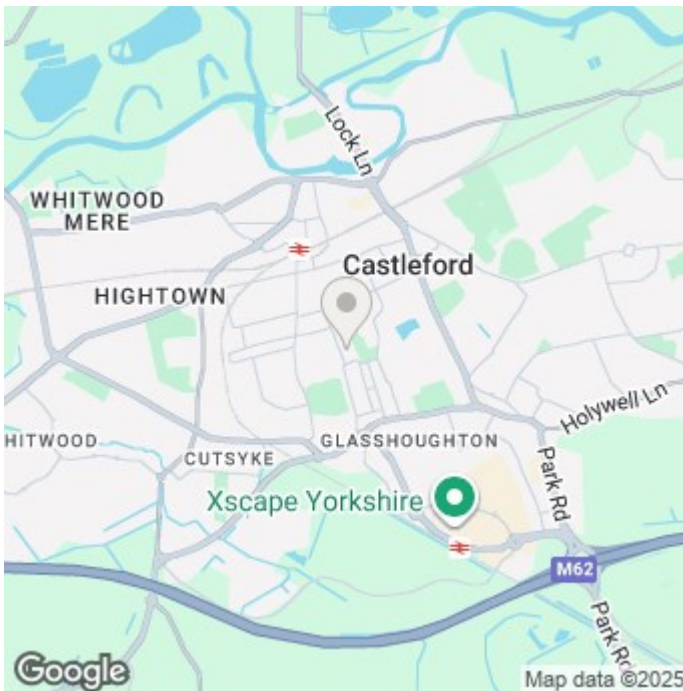
GROUND FLOOR



1ST FLOOR



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**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

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