



CROWN

ESTATE AGENTS

Castleford Road, Normanton



£675 Per Calendar Month



2



1



1



56

Welcome to this impeccably designed property nestled in the vibrant neighbourhood of Normanton. Situated in a desirable location, this flat offers access to local amenities, including shops, cafes, and transport links, ensuring a vibrant and convenient lifestyle at your doorstep. With its perfect design and prime location, this property presents an exceptional opportunity for comfortable living in a thriving community.



- First Floor Flat
- Good Size Lounge/Diner
- Fitted Modern Kitchen
- Two Good Sized Bedrooms
- Three Piece Bathroom
- Council Tax Band A
- EPC Grade D

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

Entrance to flat from paneled door, Stairs to first floor.

Lounge/Diner

12'11" x 16'10" (max) (3.96m x 5.15 (max))

Large, bright dual aspect room with dining area and wall mounted electric fire.

Kitchen

6'3" x 8'11" (1.92m x 2.74m)

Modern fitted units with tiled walls, base and wall cupboards, work surfaces, single drainer stainless steel sink, 4 ring ceramic hob and built in electric oven with extractor hood, plumbing for a washing machine. Electric radiator and rear facing window.

Bathroom

4'9" x 8'0" (1.463m x 2.44m)

3 piece suite, low flush wc pedestal and paneled bath with electric shower over. Cylinder/airing cupboard, opaque window, vinyl floor and shower rail.

Bedroom 1

8'11" x 12'2" (max) (2.74m x 3.719m (max))

Carpeted room with tv point and electric radiator, window to the front.

Bedroom 2

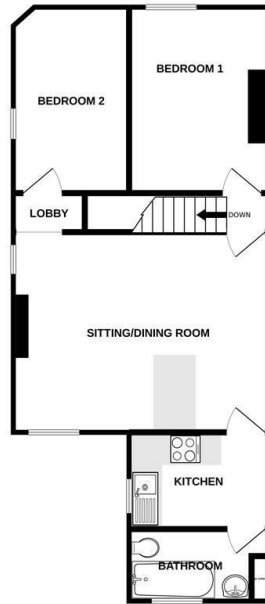
7'5" x 12'2" (max) (2.286m x 3.719m (max))

Carpeted room with tv point and electric radiator, window to side.

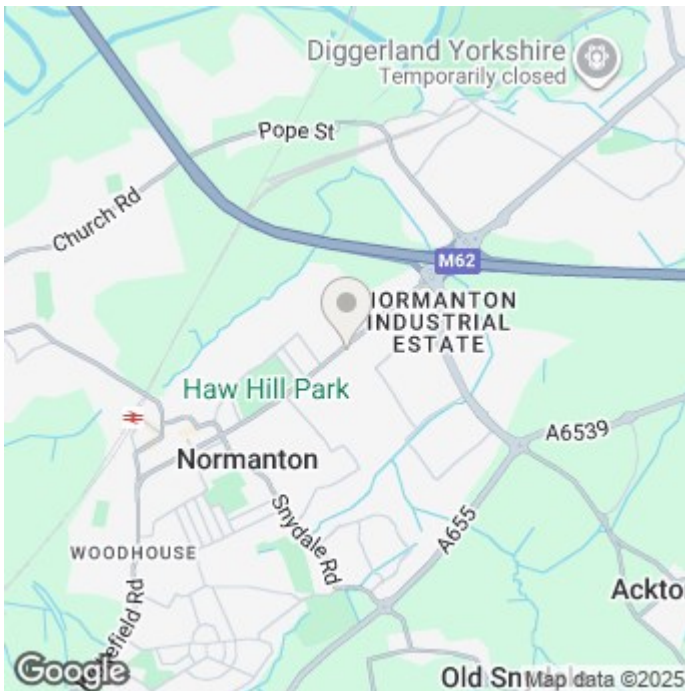


Floor Plan


GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 is given as to their condition or efficiency can be given.
Made with Mapogen (2022)



Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(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 Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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