



# CROWN

## ESTATE AGENTS

### Gladstone Terrace, Castleford



**£700 PCM**



2



1



1



63

**\*\*\*AVAILABLE NOW\*\*\*** Sure to be of interest to couples and families alike is this two bedroom mid terraced property now available to the rental market. With ideal location to all local amenities, public schooling and the Castleford town centre. COME AND TAKE A LOOK!!!



- One Good Sized Reception Room
- Fully Fitted Kitchen/Diner
- Two First Floor Bedrooms
- Modern Bathroom
- Gas Central Heating
- Double Glazing Throughout
- Council Tax Band A
- EPC Grade F

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**

### Lounge

13'5" x 13'0" ( (max)x ) (4.09 x 3.96 (4.1 (max)x 3.95))

Entering through uPVC front door into the lounge area, with a picture window, gas central heating radiator and coved ceiling.

### Kitchen Diner

13'0" x 8'2" (3.96 x 2.49 (3.95 x 2.48))

Fitted with an array of units with work surface over, a single sink drainer and mixer taps within, finished with a tiled surround. With a wall mounted gas boiler, plumbing for a washing machine, electric hob and built in oven. Rear facing window, gas central heating radiator and uPVC door leading to the garden.

### Landing

### Master Bedroom

13'5" x 13'0" (4.09 x 3.96 (4.1 x 3.95))

With front facing window and gas central heating radiator.

### Bedroom Two

11'5" x 6'3" (3.48 x 1.91)

With rear facing window and gas central heating radiator.

### Family Bathroom

8'2" x 5'6" (2.49 x 1.68 (2.50 x 1.67))

Accompanied with a white three piece suite with tiled surround and shower over. With an extractor fan and frosted window.

### Front

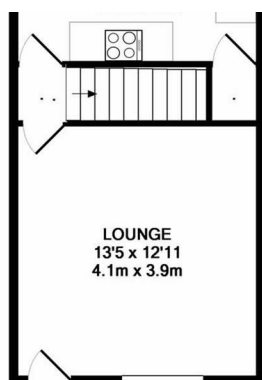
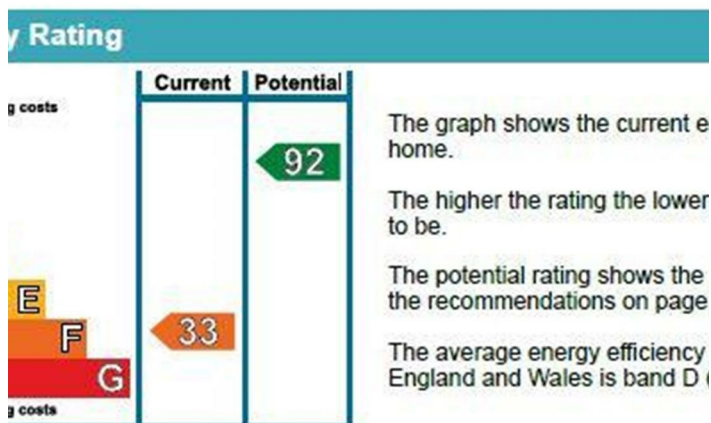
### Rear

Shared open plan yard.

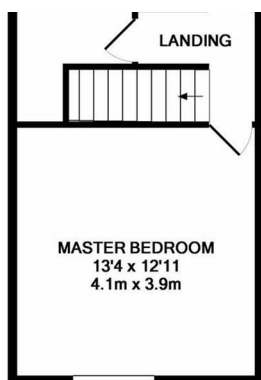
### EPC

### Floorplan



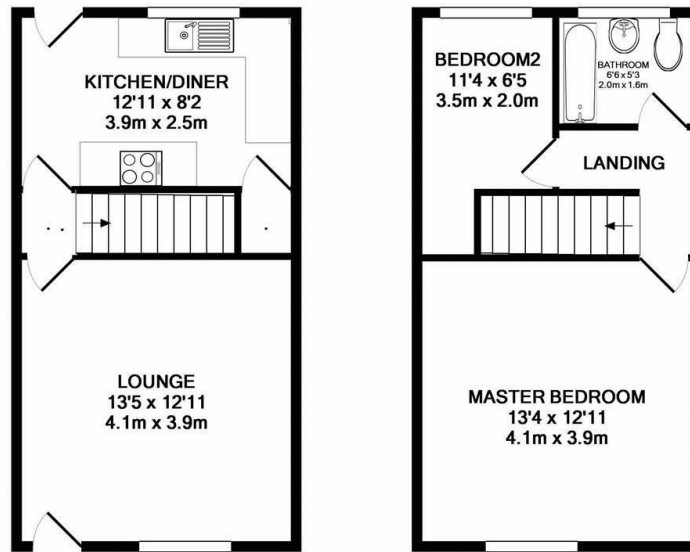


GROUND FLOOR



1ST FLOOR

## Floor Plan

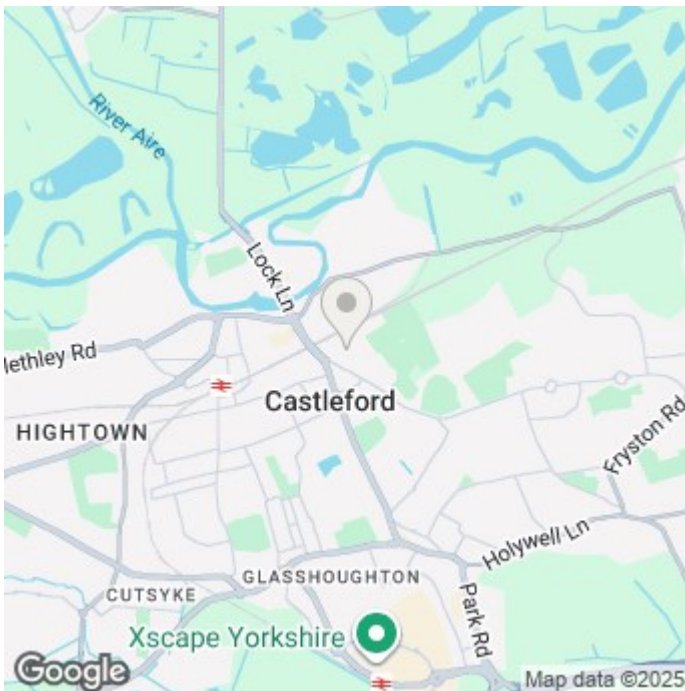


GROUND FLOOR  
APPROX. FLOOR  
AREA 318 SQ.FT.  
(29.5 SQ.M.)


1ST FLOOR  
APPROX. FLOOR  
AREA 318 SQ.FT.  
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 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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