



CROWN

ESTATE AGENTS

Richmond Street, Castleford



£750 Per Month



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Crown Estate Agents are pleased to offer this well-presented two-bedroom mid-terrace property, situated in a popular and convenient location close to Castleford town centre. The property offers well-proportioned accommodation comprising a spacious lounge, fitted kitchen/diner, two first-floor bedrooms and a family bathroom. The property also benefits from gas central heating, double glazing and an enclosed rear garden. Ideally located for access to local shops, supermarkets, schools and the amenities of Castleford, this property would make an ideal home for a couple or small family.



- Two-Bedroom Mid-Terrace Property
- Spacious Lounge
- Fitted Kitchen/Diner
- Two First-Floor Bedrooms
- Family Bathroom
- Enclosed South Facing Rear Garden
- Convenient Location Close to Castleford Town Centre
- Council Tax Band A
- EPC Rating 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**

Lounge

13'1" x 13'3" (4.01m x 4.04m)

A well-proportioned reception room featuring a front-facing picture window, wall-mounted electric fire with decorative fireplace surround, TV point, radiator and laminate flooring.

Kitchen/Diner

9'10" x 13'3" (3.00m x 4.06m)

A fitted kitchen/diner comprising a range of wall and base units, work surfaces, drawers and cupboards, together with a sink and drainer with mixer tap, electric cooker and wall-mounted gas boiler. There is plumbing for a washing machine, a window providing natural light, laminate flooring and a door providing access to the rear garden.

Bedroom One

13'2" x 13'3" (4.01 x 4.04)

A spacious front-facing double bedroom featuring a window, radiator, TV point and access to the loft.

Bedroom Two

6'9" x 13'3" (2.06 x 4.04)

A rear-facing bedroom featuring a window, radiator and laminate flooring.

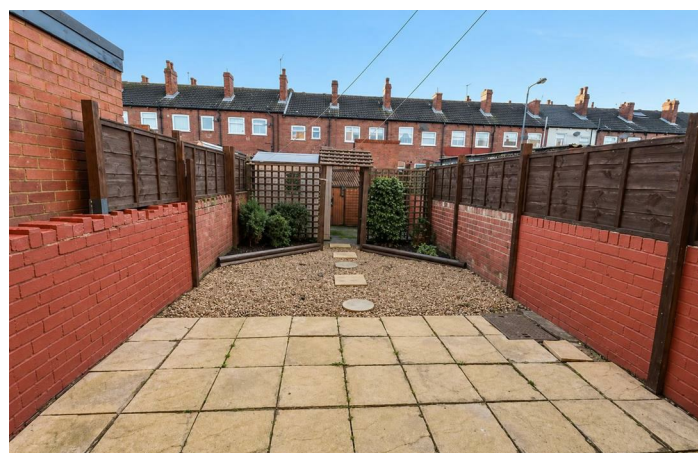
Family Bathroom

7'6" x 7'11" (2.29 x 2.41 (2.28 x 2.42))

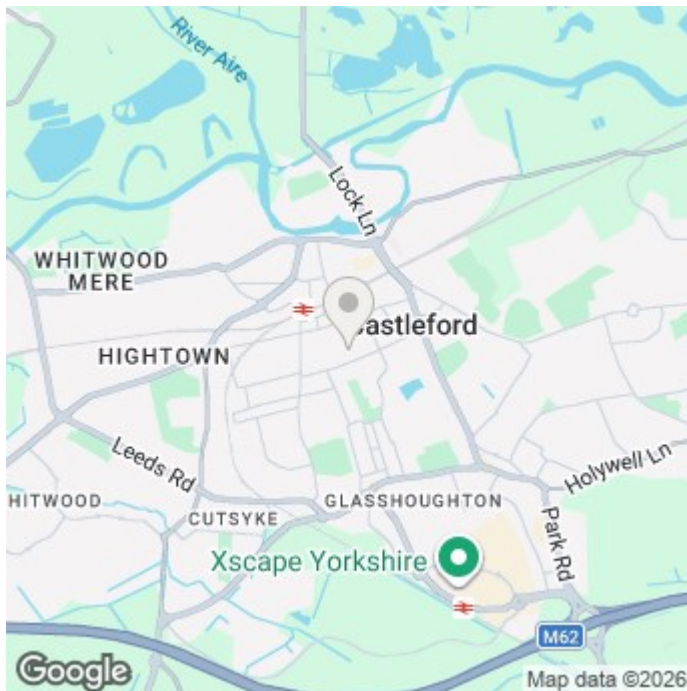
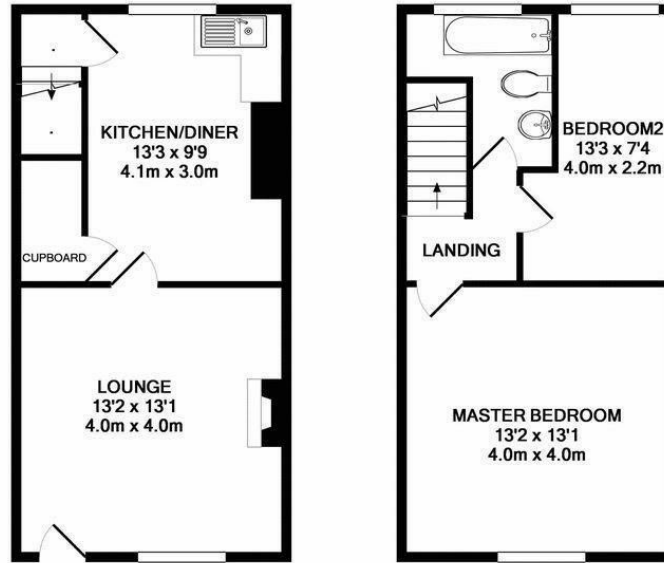
A family bathroom fitted with a three-piece suite comprising a low-flush WC, wash hand basin and panelled bath with shower over. The room also benefits from a tiled surround, radiator and uPVC frosted window.

Rear Garden

An enclosed rear garden comprising a paved patio area and gravelled section with a pathway leading towards the rear of the garden.



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 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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