

Fryston Road, Castleford



£800 PCM



3



2



1



60

Crown Estate Agents are pleased to present this three bedroom family home on Fryston Road in Castleford as available to rent.

The property is within easy reach of local amenities including shops, and local schools, making this property a perfect fit for families.

Two bathrooms and an enclosed rear garden make this property one to view! Call our office on 01977 285111, to book a viewing.



- Entrance Hall
- Lounge
- Kitchen
- Three First Floor Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- 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

Entrance Lobby

With a glazed external door, radiator and stairs leading to the first floor.

Lounge

12'9" x 14'6" max (3.89 x 4.42 max)

With a bay window, under stairs cupboard, living flame gas fire set within an ornate surround, coved ceiling and a radiator.

Kitchen

10'9" max x 12'11" max (max x max) (3.28 max x 3.94 max (3.27 max x 3.93 max))

Fitted with a range of wall and base units, one and a half sink drainer with mixer tap set within the work surfaces, tiled surround, wall mounted gas boiler, plumbing for a washing machine, tiled floor and two windows.

Rear Entrance Lobby

With a radiator, tiled floor and a door leading to the rear garden.

Wet Room

Ground floor wet room with low flush WC, wash hand basin, shower, fully tiled walls, radiator and two frosted windows.

Master Bedroom

12'10" x 14'5" (3.91 x 4.39)

With a built in cupboard, radiator, and two windows.

Bedroom Two

10'11" max x 12'1" max (max x max) (3.33 max x 3.68 max (3.32 max x max))

With a radiator and a window to the rear aspect.

Bedroom Three

9'6" max x 9'10" max (max x max) (2.90 max x 3.00 max (2.89 max x 2.99 max))

With a radiator and a window.

Family Bathroom

6'8" x 9'7" (2.03 x 2.92)

With a four piece suite comprising of a low flush WC, wash hand basin, corner spa bath and a shower cubicle, tiled walls, radiator and a frosted window.

Front Garden

All block paving to the front with an archway that leads to the rear garden.

Rear Garden

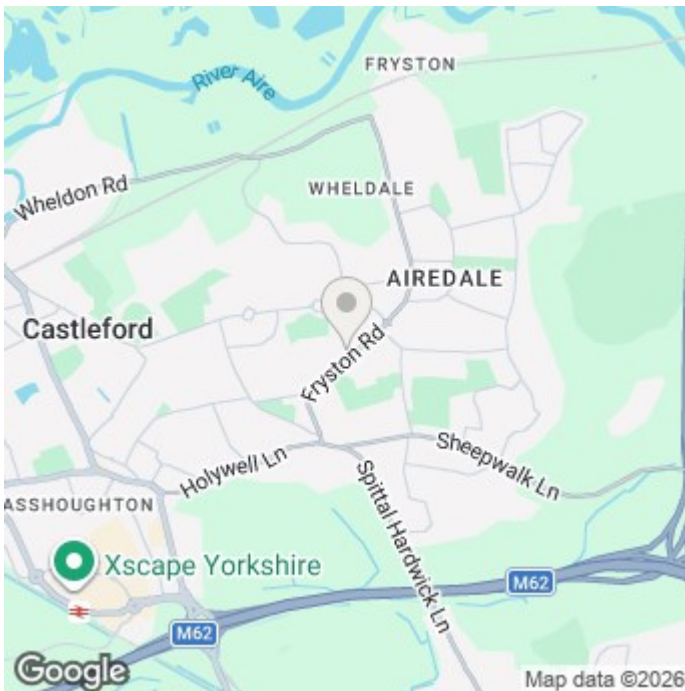
Enclosed rear garden mainly laid to lawn with paved patio area and a block paved area.

Floor Plan

EPC



FLOOR PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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