

## Bank Street, Castleford



**£750 Per Calendar Month**



2



1

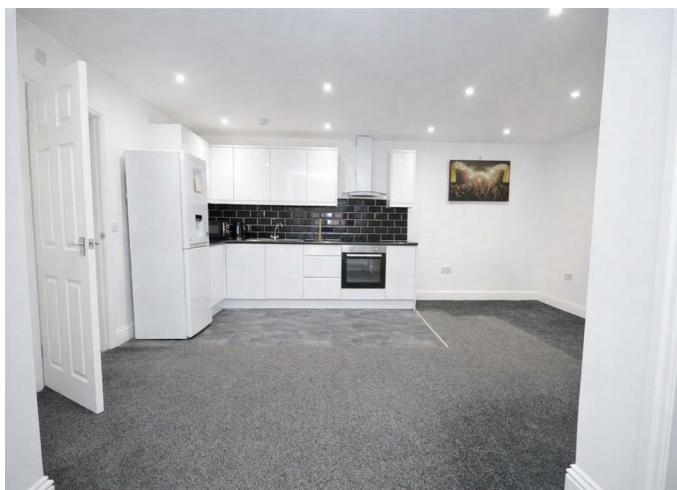


1



61

AVAILABLE IMMEDIATELY Check out this two bedroom recently fully refurbished two bedroom ground floor flat in a great central location! If you like open plan living in a town centre then look no further! Accommodation in brief: a large main bedroom, single second bedroom, open plan living kitchen dining area and shower room. This property is at a 'brand new' standard and is ready to be moved in to! Contact Crown Estate Agents to book your viewing today!



- Amazing High Street Location
- Two Good Sized Rooms
- Large Shower
- Good Sized Kitchen Space
- Ample Kitchen Storage
- Open Plan Living
- EPC D
- Awaiting Council Tax Band

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

### Entrance Hall

Entrance in from the main street via an external door.

### Open Plan Living /Kitchen/Dining Area

17'3" x 12'4" (5.27 x 3.78)

An array of White gloss finish wall and base units, plumbing for washing machine, electric oven, hob and extractor fan. With a single stainless steel sink with instant hot water tap, ceramic hob with extractor fan, black ceramic subway tiled surround and lino flooring for the kitchen space.

### Bedroom One

13'9" x 7'4" (4.21 x 2.24)

A double room with an external window to the front of the property and an electric heater.

### Bedroom Two

13'7" x 6'8" (4.16 x 2.05)

A single room with an external window to the front of the property and an electric heater.

### Shower Room

3'10" x 9'3" (1.19 x 2.83)

A vanity unit with built in low flush WC, electric heated instant water, heated towel rail and a large shower tray with overhead shower.



FLOOR PLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 can be given for their availability or efficiency at the time of sale.



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>81</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>61</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.

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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