

Lower Oxford Street, Castleford



£600 Per Month



1



1

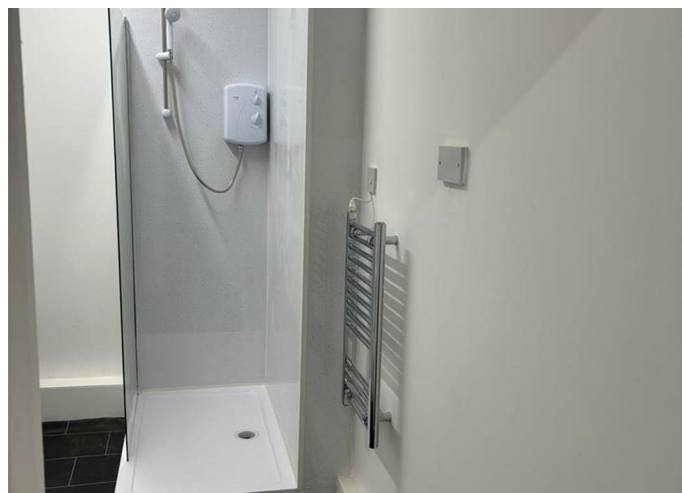


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****Available August**** Based in the heart of Castleford on Lower Oxford Street, The flat is perfectly situated, offering easy access to a variety of local amenities, including shops, cafes, and restaurants, ensuring that all your daily needs are just a stone's throw away. Additionally, the excellent public transport links in the area provide convenient connections to nearby towns and cities, making commuting a breeze.



- Recently Renovated
- One Bedroom Ground Floor Flat
- Spacious Lounge/Dining Kitchen
- Good Sized Bedroom
- Newly Fitted Shower Room
- Fantastic Location
- Ideal for Commuters
- 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 Hall

Step into this entrance hall featuring a classic panelled door, a stylish newly laid laminate floor, and fresh, modern decor, setting the tone for the rest of this beautifully presented home.

Lounge/Dining Kitchen

12'5" x 15'6" (3.80 x 4.73)

With a spacious and comfortable lounge boasting brand-new laminate flooring, perfect for relaxing or entertaining in style. Comprising of an electric wall heater and window to the front elevation. Open plan to the kitchen. Well-equipped dining kitchen featuring a single sink drainer with mixer taps, ample work surfaces, a range of wall and floor cupboards, an electric cooker.

Bedroom

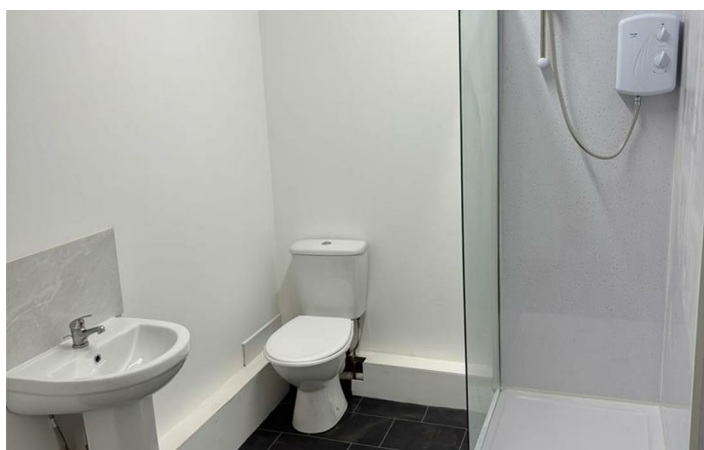
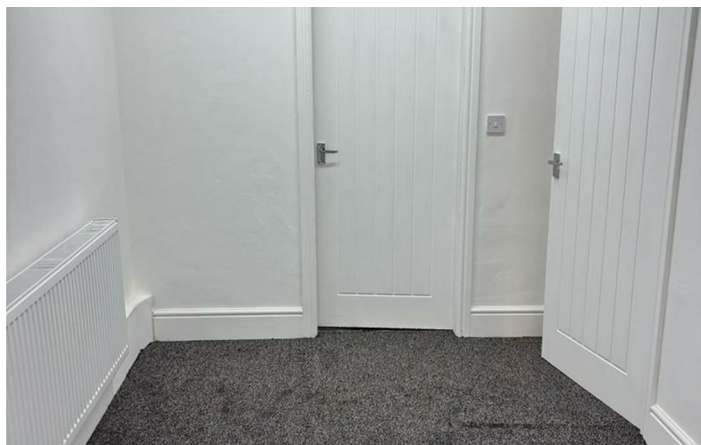
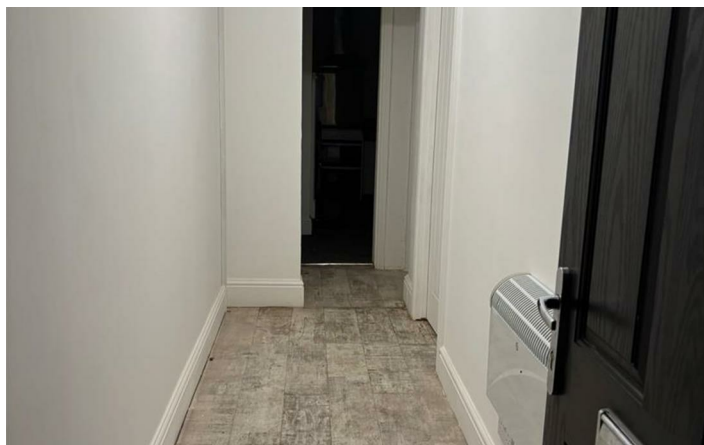
7'9" x 12'1" (2.37 x 3.69)

With a window to the front elevation, laminate flooring and an electric heater.

Shower Room

1.90 x 2.78 (0.30m.27.43m x 0.61m.23.77m)

Modern shower room comprising a low-flush WC, pedestal wash hand basin, shower with electric unit and glazed screen, complemented by a sleek chrome heated towel rail for added comfort.

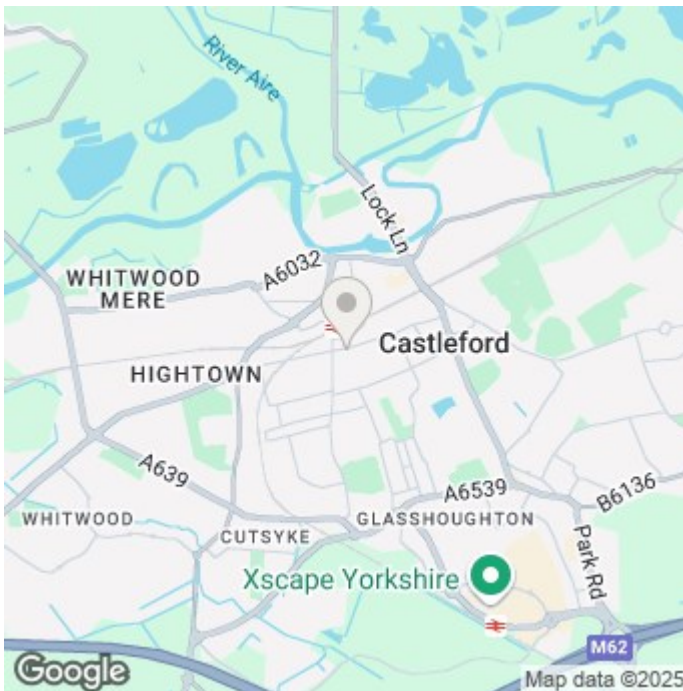


Floor Plan


GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 396 sq.ft. (36.8 sq.m.) approx.
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 is given as to their operability or efficiency can be given. Made with iStockphoto 12/12/12



Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(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 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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