



# CROWN

## ESTATE AGENTS

### Lower Oxford Street, Castleford



£550



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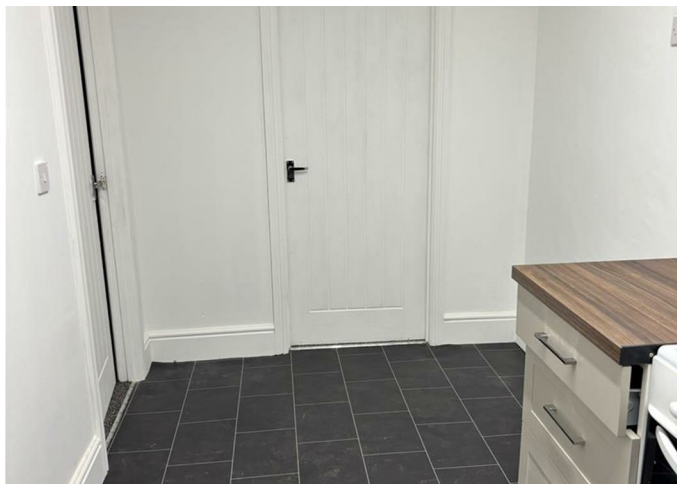
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61

Located on Lower Oxford Street in the town of Castleford, this newly refurbished one-bedroom ground floor flat presents an excellent opportunity for those seeking modern living in a convenient location.

The flat is ideally situated within walking distance of Castleford town centre, offering easy access to a variety of shops, cafes, and local amenities. Additionally, the proximity to both bus and train stations ensures that commuting to nearby cities and towns is effortless, making this property perfect for professionals or anyone who values connectivity. Don't miss the chance to secure this delightful flat in a prime location, where modern comfort meets convenience.



- One Good Sized Reception Room
- Modern, Newly Fitted Kitchen
- Spacious Bedroom
- Shower Room
- Within Walking Distance of Castleford Town
- Close to Local Amenities
- EPC Grade to Follow

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

7'0" x 14'4" (2.14 x 4.37)

A good sized room with a gas central heated radiator. The room has been freshly painted and has new carpets.

### Kitchen

6'2" x 14'0" (1.90 x 4.28)

Well-equipped kitchen featuring a single sink drainer with mixer taps, ample work surfaces, a range of wall and floor cupboards, an electric cooker, and a handy extractor hood for added convenience.

### Bedroom

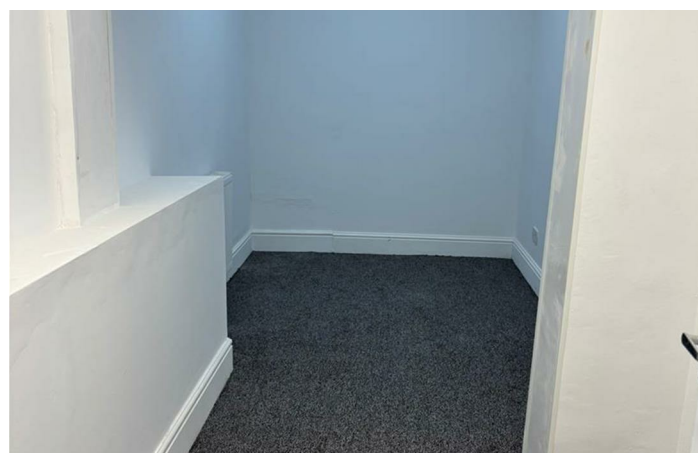
6'4" (max) x 16'4" (1.95 (max) x 5.00)

With a window to the rear, gas central heated radiator, airing cupboard and door leading to the shower room. this good sized bedroom has been recently decorated and has new flooring.

### Shower Room

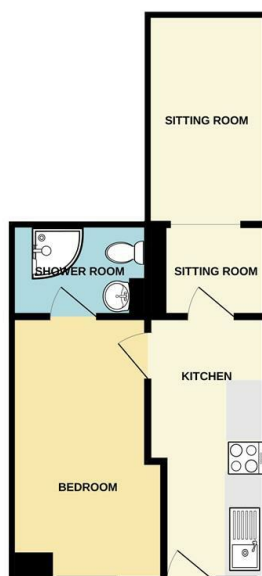
5'3" x 7'4" (1.62 x 2.25)

Modern shower room comprising a low-flush WC, pedestal wash hand basin, shower with electric unit and corner glazed screen.

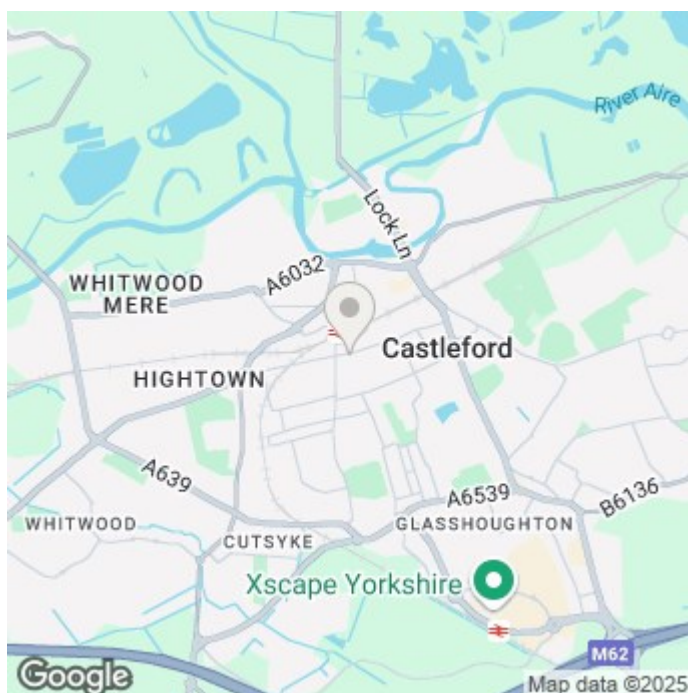


## Floor Plan


GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 332 sq.ft. (30.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 is given as to their condition or efficiency and no liability is given.  
Made with Mapogen (2024)



## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	71
<b>England &amp; Wales</b>	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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