

## Ambler Street, Castleford



**£750 Per Calendar Month**



2



1



2



50

Welcome to Ambler Street, Castleford - a charming property that offers a unique opportunity for those seeking a blend of residential and commercial space. This two-bedroom terrace with an attic room is not just a cozy home but also features a retail unit with shutters, perfect for those looking to start a business or expand an existing one. Located in a prime spot with good footfall, this property offers great visibility for any business venture. Don't miss out on this fantastic opportunity to rent a property that combines living space with a commercial unit. Contact us today to arrange a viewing and envision the potential that this unique property holds for you.

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- Retail Premises
- Living accommodation over Two Floors
- Storage Basement
- Secure External Shutter to Entrance Doorway & Shop Windows
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- EPC Grade E
- Bond £750
- Holding Fee £200

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

## Shop

11'3" x 14'7" (3.43 x 4.45 (3.44 x 4.44))

Spacious versatile shop with entrance door and 2 windows benefiting from secure shutters.

## Rear Access

Hard standing and fully enclosed with secure gated access.

## Lounge

14'2" x 13'3" (4.32 x 4.04)

A large living space with two windows providing natural light and a living flame fire set in an ornate fireplace with a marble hearth.

## Kitchen

7'5" x 8'10" (2.26 x 2.69 (2.25 x 2.68))

Fitted with a wide range range of wood effect wall and base units with work surfaces over and tiled surround. Double sink drainer with mixer tap, fitted oven, hob with extractor fan above, Radiator and large window providing natural light.

## Rear porch

5'9" x 8'10" (1.75 x 2.69)

Adjacent to the kitchen, providing entrance to the rear of the property.

## Master Bedroom

13'1" x 8'8" (3.99 x 2.64)

Spacious double bedroom with a window providing natural light.

## Second Bedroom

13'3" (4.05)

To the rear of the property with a window providing natural light

## First Floor Landing

Large landing with a window providing natural light and access to the bedrooms and house bathroom.

## Family Bathroom

7'5" x 8'10" (2.26 x 2.69)

Fitted with a hand wash basin, bath and low flush W.C, frosted window and radiator.

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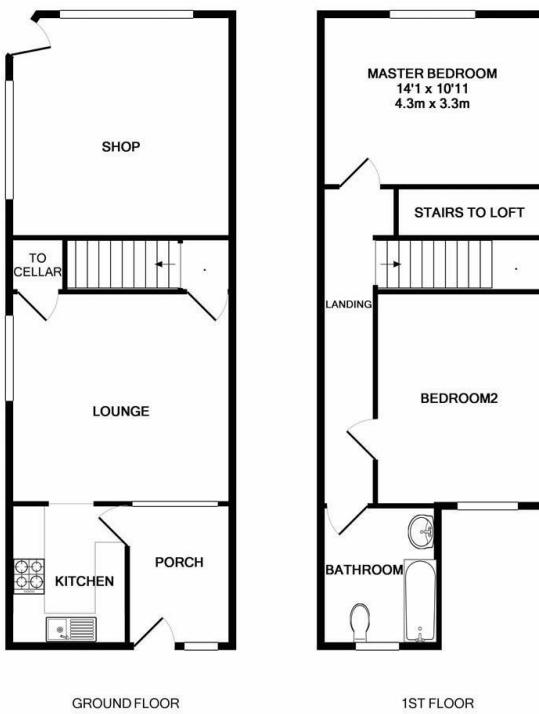


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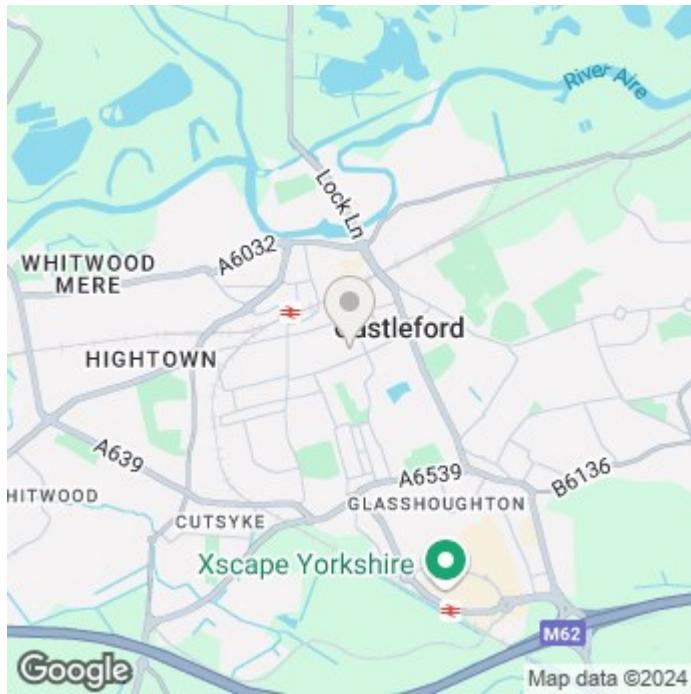
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## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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 as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		77
(81-91) B		50
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<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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