



CROWN

ESTATE AGENTS

Pontefract Road, Castleford



£600 PCM



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Nestled on Pontefract Road in Castleford, this one-bedroom ground floor flat presents an excellent opportunity for single professionals or couples seeking a comfortable and convenient living space. We highly recommend scheduling a viewing to fully appreciate what this delightful flat has to offer. Don't miss out on the chance to make this lovely space your new home.



- Ground Floor Flat
- Large Reception Room
- Modern Kitchen
- Good Sized Bedroom
- Bathroom
- Parking to the Rear
- 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**

Front Entrance Hall

With obscure uPVC double glazed entrance door leading into a shared hall. Door providing access into the entrance area.

Lounge

13'9"(max) x 14'5" (max) (4.19(max) x 4.39 (max))

With a window to the rear elevation, coving to the ceiling and a gas central heated radiator.

Kitchen

8'7" x 11'2" (2.62 x 3.40)

Fitted with a range of base and wall units incorporating a single bowl and a mixer tap. Roll edge laminate work top.

Gas hob and electric oven, plumbing for an automatic washing machine, radiator, uPVC double glazed window to the rear aspect. Wall mounted boiler, rear entrance door and door to cellar.

Bedroom

11'7" (max) x 13'3"(max) (3.53 (max) x 4.04(max))

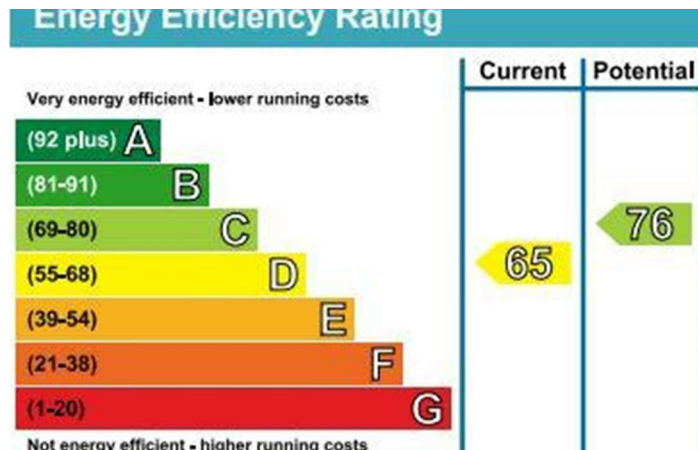
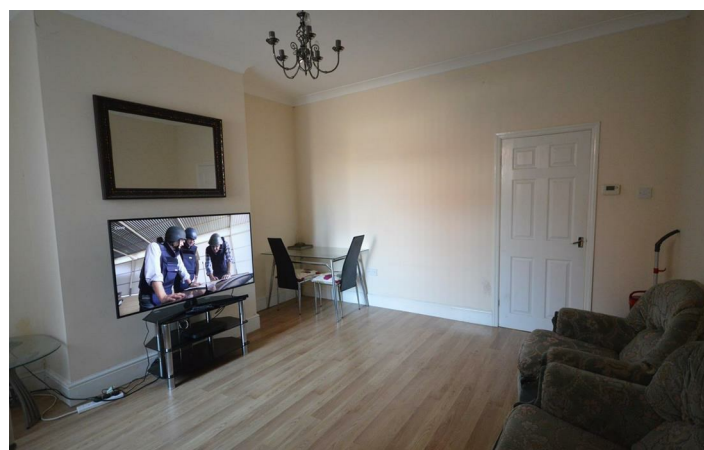
With a uPVC double glazed window to the front elevation.

Bathroom

5'3" x 8'7" (1.60 x 2.62)

Fitted with a low flush wc, white pedestal hand wash basin. panelled bath, radiator. Obscure uPVC double glazed window to the rear aspect.

EPC




Floor Plan



TOTAL FLOOR AREA: 593 sq. ft. (55.1 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.
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Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(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 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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