



CROWN

ESTATE AGENTS

Lower Oxford Street, Castleford



£650 Per Calendar Month



1



1



1



49

This property is located on Lower Oxford Street in the town of Castleford! Located within close proximity of local transport links, this property is a perfect fit for Commuters to local cities such as Leeds/York etc. With its great location and spacious living areas, this property is not to be missed!



- Spacious Lounge Area with Electric Fire
- Good-Sized, Fitted Kitchen Diner
- Spacious Master Bedroom
- Bathroom with Panelled Bath and Shower Over
- Proximity to Town and Transport Links
- On Street Parking
- EPC Grade E
- Council Tax Band A

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

Entrance hall, with stairs leading up to the properties entrance. Comes equipped with good lighting and carpeted flooring to help ensure comfort and safety when making your way into the property.

Lounge

15'11" x 12'4" (4.86 x 3.76)

This property comes well equipped with a spacious lounge area, perfect for relaxing alone or with company! Fitted carpet and venetian blinds help to give the space a comfortable feel, with blinds allowing ample natural light throughout the day, but keeping light out throughout the night. Furthermore, with telephone and TV points installed, this lounge has the potential to be a great entertaining space from movies to television to gaming. Boasting an electric fire and central heating radiator, keeping warm throughout the winter months will be easy!

Kitchen Diner

16'10" x 7'4" (5.15 x 2.24)

This kitchen space features ample work surfaces, as well as fitted units such as drawers and cupboards, making meal times an ease! A free standing cooker with electric cooker points for meals also comes attached, offering versatility and flexibility while cooking meals. Furthermore, a window to the side lets in ample natural light throughout the day, letting the room feel bright and aesthetic! Space for a small table is plentiful towards the rear of the kitchen, offering great potential for an dining space. A central heating radiator is also included in this room, keeping you warm throughout the house.

Bedroom

13'3" x 12'9" (4.04 x 3.89)

Next to the Lounge is the bedroom of the flat. This bedroom offers a plethora of space, with vast potential to make it your own. To either side of the chimney breast are wooden wardrobes, giving you ample storage space for clothes and shoes alike! A large window offers plenty of natural light, which accompanying the fitted carpeting, helps to give this room a comfortable, homely feel. A central heating radiator comes as standard in this room, offering warmth in the winter months.

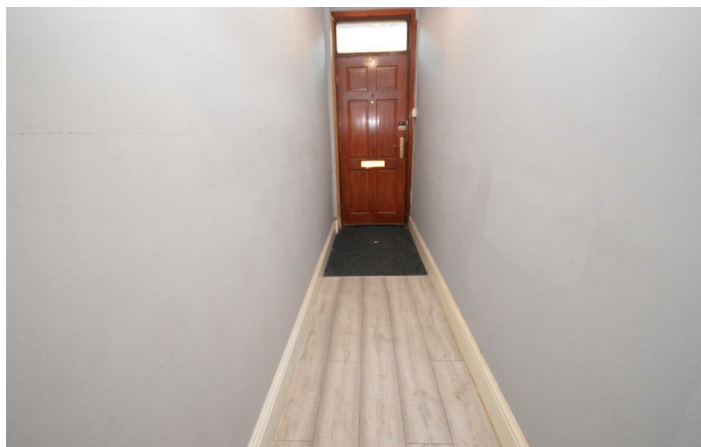
Family Bathroom

4'10" x 4'0" (1.49 x 1.23)

This bathroom boasts a panelled bath with shower over, perfect for both those who prefer a soak, yet also those who prefer a shower! The tiling on the walls and floors keeps the room feeling pristine and modern, while being easy to clean. Furthermore, a uPVC frosted window sits above the bath, allowing for both privacy and light! A great feature of this bathroom is the installed window and shelving above the sink, offering convenience, yet also a modern feel!

WC

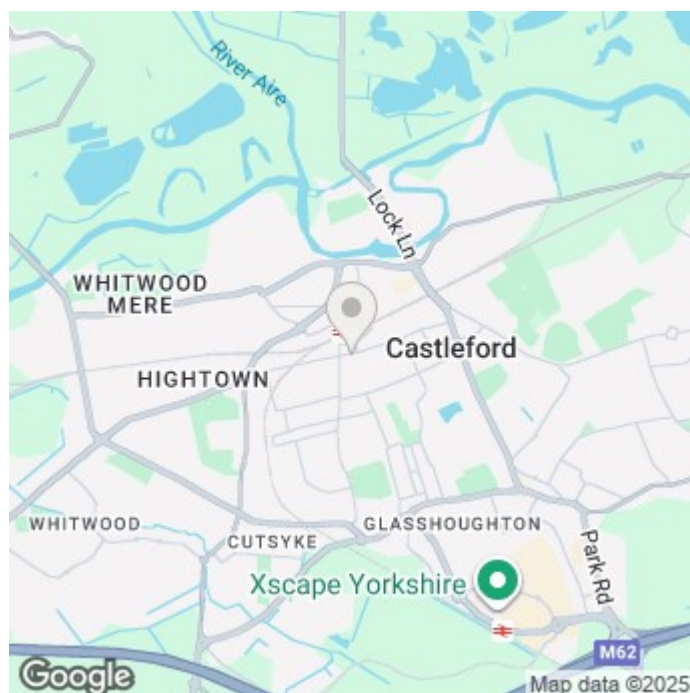
Separate WC room, with tiled flooring and walls, to maintain a clean feel. A window overlooks the WC, keeping the room bright throughout the day.




Floor Plan



TOTAL FLOOR AREA: 682 sq ft (63.4 sq m) approx.
While every attempt has been made to ensure the accuracy of the figures 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 floorplan tools



Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	57
(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.

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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