



CROWN

ESTATE AGENTS

Smawthorne Avenue, Castleford



£750 PCM



2



1



1



60

MID TERRACE PROPERTY~ TWO BEDROOMS~ STYLISH KITCHEN/DINER ~GAS CENTRAL HEATING~ NEWLY DECORATED~ uPVC DOUBLE GLAZING~ VIEWING HIGHLY ADVISED~ Offered to the rental market is this delightful two bedroom mid terrace house. The property benefits from being in a prime location conveniently close to the town centre, bus and train stations and the motorway networks.



- Lounge
- Dining Kitchen
- Two First Floor Bedrooms
- Family Bathroom
- Double Glazed Throughout
- Gas Central Heating
- Garden To The Rear
- EPC Grade D
- 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**

Lounge

With a window to the front elevation, laminate floor, television and telephone points, feature fire surround and gas fire.

Dining Kitchen

Fitted with a range of base and wall units, tile effect laminate floor, integrated gas hob and electric oven, extractor fan, plumbing for a washing machine, understairs pantry.

Bedroom One

With a window to the front elevation and built in wardrobe.

Bedroom Two

With a window to the rear elevation, television point and gas central heated radiator.

Bathroom

Fitted with a white three piece bathroom suite which comprises of a low flush wc, wash hand basin, panelled bath with electric shower over.

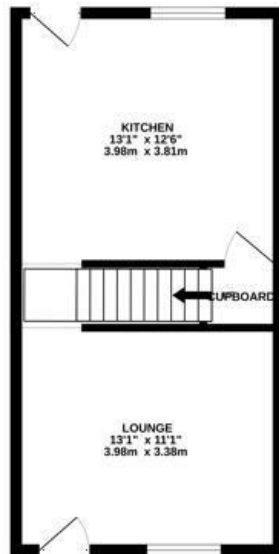
Exterior

Enclosed rear garden with gated access, part lawned and part paved patio.

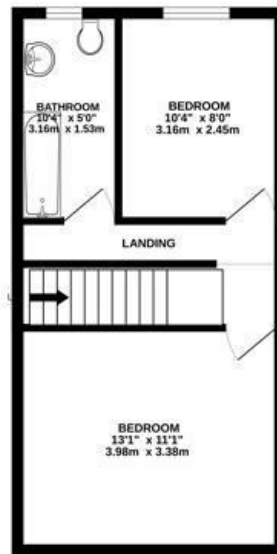


Floor Plan

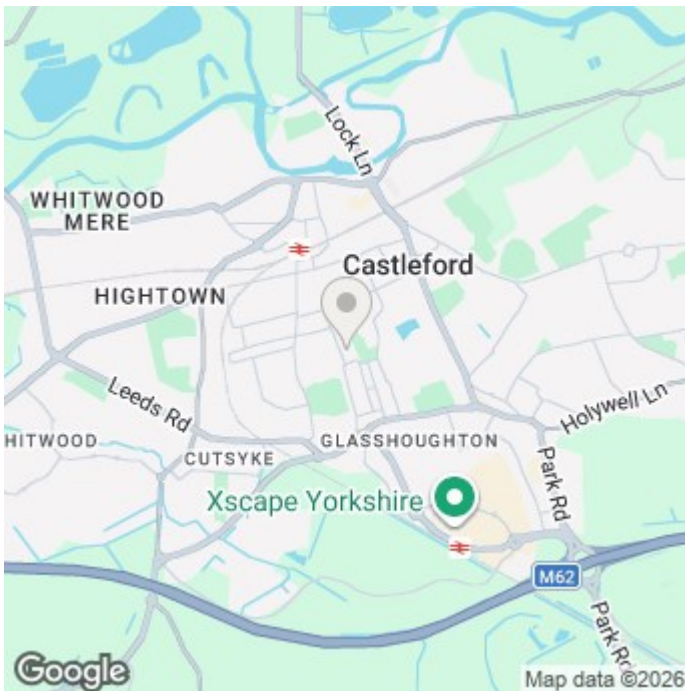
GROUND FLOOR
349 sq ft. (32.4 sq.m.) approx.



1ST FLOOR
349 sq ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq ft. (64.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, 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 current, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 0205.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(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.

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.

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**