



CROWN

ESTATE AGENTS

The Mews, Normanton



£695 Per Month



1



1



1



44

Crown Estate Agents are delighted to introduce this well-presented property, ideally situated in a convenient location close to local parks and a range of transport links. The property offers practical accommodation with a separate lounge, fitted kitchen, single bedroom and shower room, making it an ideal choice for an individual looking for a comfortable and conveniently located home. The property is well placed for commuters with access to the train station and the M62 motorway, providing convenient connections. With its practical layout and accessible location, this is a property well worth viewing. Call Crown Estate Agents on 01977 285111 to arrange your viewing!



- Well-Presented Lounge
- Fitted Kitchen
- Single Bedroom
- Shower Room Fitted with Shower Enclosure
- Convenient Location — Close to Local Transport Routes
- Council Tax Band A
- EPC Grade E

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

10'3" x 9'3" (3.13m x 2.82m)

A well-presented reception room featuring a large rear-facing window with curtains, allowing plenty of natural light into the room. The room benefits from fitted dark carpeting, a central ceiling light, radiator and access through to the kitchen.

Kitchen

5'2" x 9'3" (1.58m x 2.82m)

A well-appointed kitchen fitted with a range of wall and base units, complemented by dark work surfaces and a tiled splashback. The kitchen benefits from an inset stainless-steel sink with mixer tap, integrated hob, with a window providing natural light and tiled flooring.

Single Bedroom

5'2" x 9'2" (1.59 x 2.80)

A single bedroom featuring a window providing natural light to the room. The bedroom benefits from fitted dark carpeting, a central ceiling light and radiator.

Shower Room

5'2" x 6'3" (1.59 x 1.91)

A compact shower room comprising a wash hand basin with mixer tap, low flush WC and shower enclosure with electric shower. The room features dark tiled flooring, together with a frosted window providing natural light and privacy.

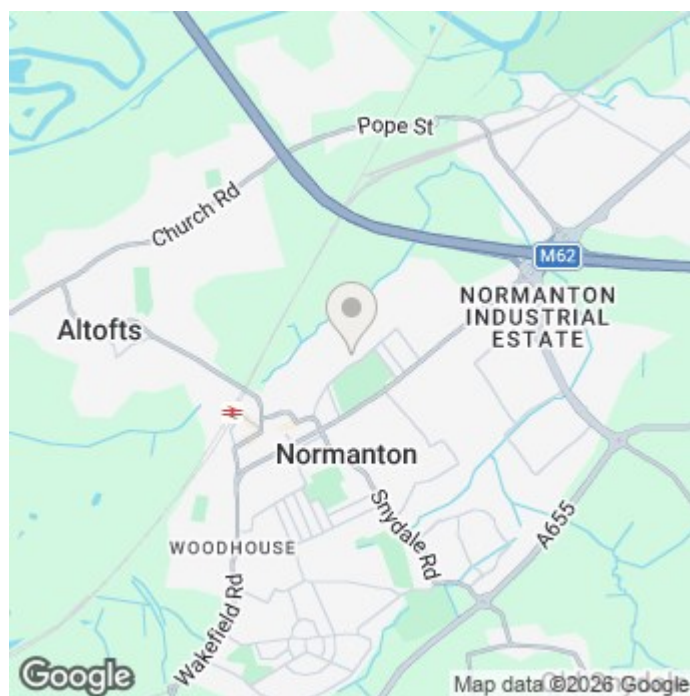
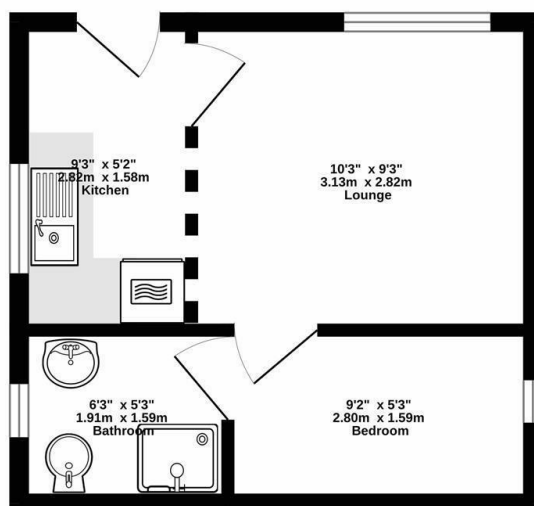
External

Small enclosed garden. Parking space for two cars.



Floor Plan

GROUND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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