



CROWN

ESTATE AGENTS

Regent Street, Castleford



£700 Per Month



2



1



1



58

Crown Estate Agents are pleased to welcome this stunning two bedroom family home to the market. This beautiful terrace property is situated close to Castleford town centre and local schools. With public transport nearby including Castleford Train & Bus station, this property is an ideal fit for those who commute! Call Crown Estate Agents on 01977 285111 to arrange a viewing!



- Two Bedroom Property in a Popular Location
- Lounge
- Modern Kitchen
- Two Good-Sized Bedrooms
- Family Bathroom
- Central Heating Throughout
- Yard to 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**

Entrance Lobby

To the rear of the property with door to garden.

Lounge

12'8" x 13'2" ((max) x (max)) (3.86 x 4.01 (3.85 (max) x 4.02 (max)))

With Solid Fuel room heater, picture window, central heating thermostat and radiator.

Kitchen

9'5" x 10'4" ((max) x (max)) (2.87 x 3.15 (2.86 (max) x 3.14 (max)))

With single sink drainer, mixer tap, work surfaces, tiled surround, drawers and cupboards, wall cupboards, fitted units. Also with plumbing for washing machine, gas hob, extractor hood, built in oven and featuring, radiator, breakfast bar, under stairs cupboard and window.

Bedroom One

12'7" x 13'3" (3.84 x 4.04)

Located to the front of the property, with window and radiator

Bedroom Two

9'5" x 10'3" ((max) x (max)) (2.87 x 3.12 (2.86 (max) x 3.13 (max)))

Located to the rear, with window, radiator and cupboard housing combi boiler.

Family Bathroom

6'0" x 8'10" (1.83 x 2.69)

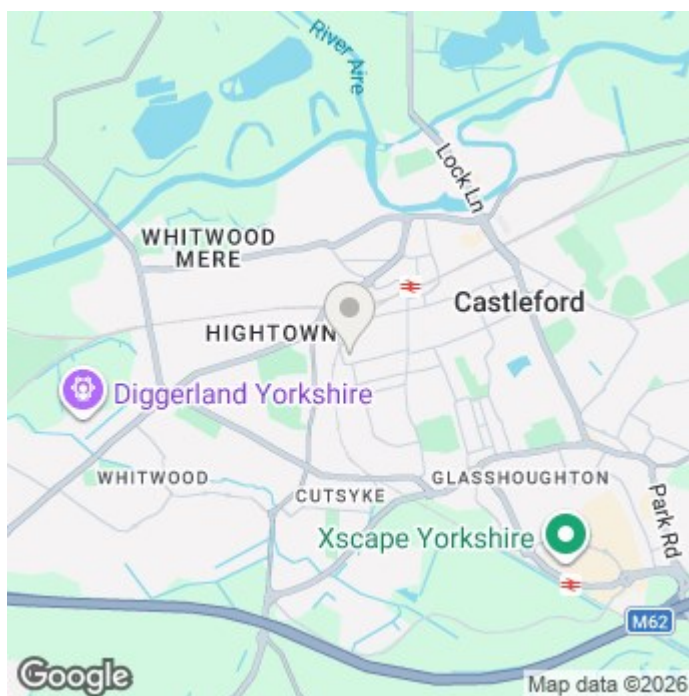
With low flush WC, wash hand basin, panelled bath with shower over, tiled surround, radiator and uPVC frosted window.

Rear

Enclosed, hard standing yard to rear, with gated access and two stores.



Floor Plan



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	77
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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