

Smawthorne Avenue, Castleford



£900 Per Month



3



1



1



49

Situated within easy reach of Castleford town centre, this three-bedroom terraced property is ideally placed for access to a range of local amenities, shops and services. The nearby bus and train stations also provide convenient transport links for those commuting or travelling further afield. The property offers well-proportioned accommodation together with an enclosed garden and garage. Contact Crown Estate Agents today on 01977 285111 to arrange a viewing!

- Three Bedroom Property
- Good-Sized Lounge
- Kitchen Diner
- Three First-Floor Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage
- Council Tax Band [TBC]
- EPC Rating [TBC]

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Lounge

A well-presented lounge which has been fully decorated and benefits from new carpets. The room features a window providing natural light, a gas central heating radiator and a door leading through to the dining kitchen.

Dining Kitchen

A bright and practical dining kitchen, recently decorated and benefiting from new lino flooring. The room features a window, gas central heating radiator, plumbing for a washing machine and access to both the rear garden and basement. A staircase provides access to the first floor, while the UPVC door leads directly to the rear garden.

Bedroom 1

A good-sized front-facing double bedroom, recently decorated and benefiting from new carpets. The room also features a window providing natural light and a gas central heating radiator.

Bedroom 2

A well-proportioned front-facing double bedroom, recently decorated and finished with new carpets. The room also benefits from a window providing natural light and a gas central heating radiator.

Bedroom 3

A well-presented rear-facing single bedroom, recently redecorated and benefiting from new carpets. The room also features a window providing natural light and a gas central heating radiator.

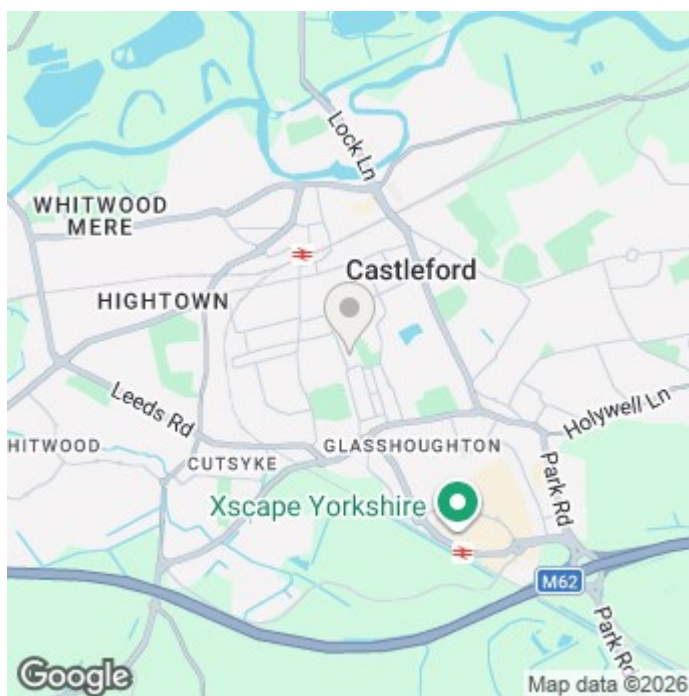
Family Bathroom

A well-appointed four-piece family bathroom comprising a hand wash basin, low flush WC, bath and separate shower cubicle. The room benefits from new flooring, a gas central heating radiator and a UPVC window providing natural light.

External

To the front of the property, there is on-street parking available. To the rear is a good-sized enclosed garden, which also benefits from a large prefabricated storage garage, providing useful additional storage space.

Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(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.

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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**