CROWN | ESTATE AGENTS

# The Square, Castleford



## £550 Per Calendar Month

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Crown Estate Agents are pleased to present this well-proportioned one-bedroom second-floor flat, situated in the Airedale area of Castleford! Offering comfortable accommodation, a spacious lounge, fitted kitchen, double bedroom and bathroom, this property is an ideal choice for a single occupant or couple. Conveniently located close to local amenities, schools and parks, the property also benefits from access to a roof terrace, offering additional outdoor space.



- One-Bedroom Second-Floor Flat
- Spacious Lounge with Large Windows
- Modern Fitted Kitchen
- Good-Sized Double Bedroom
- Bathroom with Three-Piece Suite
- Access to a Roof Terrace
- Close to Local Amenities, Schools and Parks
- Available NOW!
- Council Tax Band A
- EPC Grade D (59)

### Lounge

10'0" x 13'4" (3.06m x 4.07m)

A bright and spacious reception room with large windows allowing plenty of natural light. There is ample space for comfortable seating and additional furniture, with practical flooring and electric heating.

### Kitchen

11'1" x 11'2" (3.38m x 3.41m)

A fitted kitchen comprising a range of wall and base units with contrasting work surfaces, stainless-steel sink and drainer, extractor hood and plumbing for a washing machine. There is useful storage and preparation space.

### Bedroom

11'4" x 13'6" (3.47m x 4.13m)

A generously sized double bedroom offering plenty of room for a bed and additional bedroom furniture. Large windows provide natural light, with practical flooring and electric heating.

### Bathroom

6'3" x 8'4" (1.92m x 2.55m)

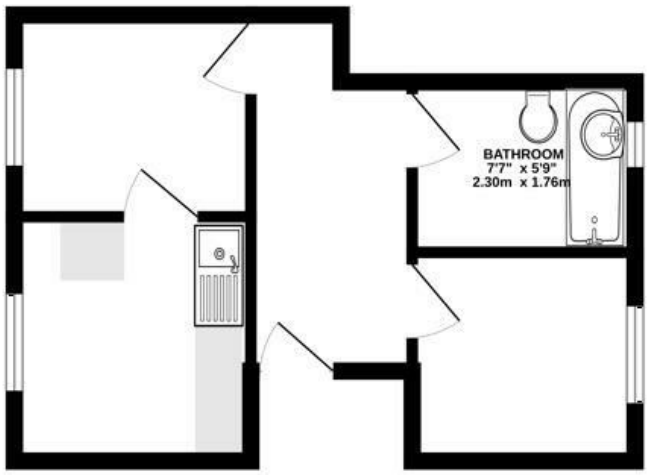
Fitted with a three-piece suite comprising a panelled bath, pedestal wash basin and low-flush WC.





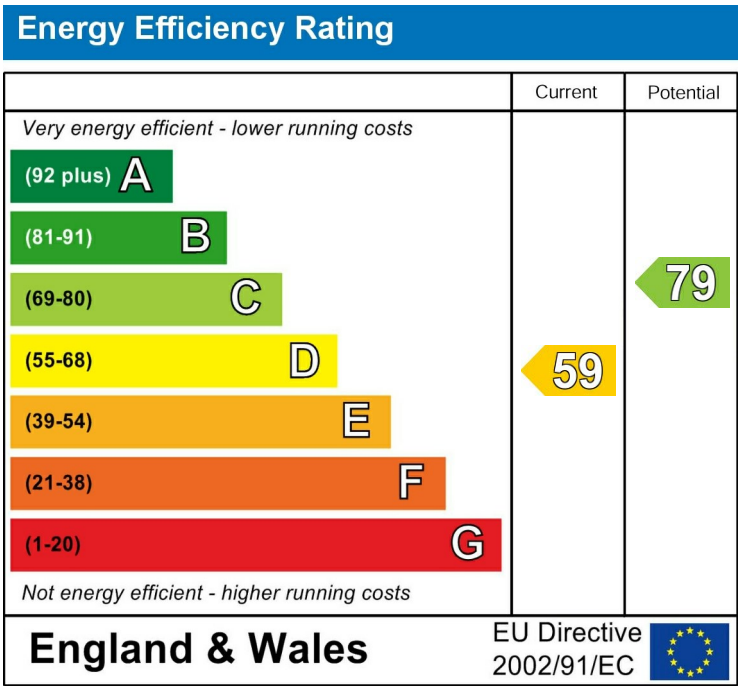
# Floor Plan

GROUND FLOOR










**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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