



## Grafton Street, Castleford, West Yorkshire

Rooms available | Great transportation links | Fully furnished | Bills included | Rear patio | Close to amenities | New kitchen and shower room

**Rooms available from £395 pcm**

Rosedale  
& Jones 

# Grafton Street, Castleford, West Yorkshire

## DESCRIPTION

This property comes fully furnished. Furniture includes: beds, wardrobes, blinds, carpets, sofa, TV in main living area, an American fridge freezer, and a washing machine. Bedrooms; Room 1 - Double Bed Room 2 - Double Bed Room 3 - Single bed Room 4 - Single bed All bills are paid for, which includes: - Gas - Electricity - Water - Council tax - TV license - Broadband If you have any questions, or wish to view this property please do not hesitate to contact us. Note: Shared house, no pets. Not suitable for families/children

### Asking prices:

Bedroom One: £549 pcm  
Bedroom Two: £495 pcm  
Bedroom Three: £449 pcm  
Bedroom Four: £395 pcm



## **LOCATION**

The local area has seen much investment into new housing and local community projects in recent years, with two of Yorkshire's top entertainment facilities just down the road - The 'Xscape' entertainment complex and the 'Junction 32' shopping complex. Castleford Town Centre is within walking distance along with a number of useful amenities. The property is situated within a seven minute drive of the M62, M1 and A1 motorways, not to mention the convenient access links to public rail and bus services. Additionally, there are some beautiful walks and cycle routes nearby, for those who like the outdoors.

## **EXTERIOR - Ground Floor**

### **Front**

Low maintenance front. On street parking is available.

### **Rear**

A very well kept and low maintenance space. Features include: a stone patio area, ideal for some garden furniture. Rear access to the property is also available. Note: the garage is locked to tenants and only accessed by maintenance as required.

## **INTERIOR - Ground Floor**

### **Entrance Hall**

A very generous entrance hall with space for coats and shoes.

### **Dining Kitchen**

*4.82m x 3.69m*

A spacious and modern installation with plenty of unit storage. Contains a 1.5L capacity sink/drainage and a large pantry. Supported appliances include: a range cooker with a fitted extractor fan above, which includes two ovens, a grill, seven hobs and storage space, an American style fridge freezer and a free-standing washing machine. Central Heated radiator, Double Glazed windows to the rear aspect and a composite 'stable' style door which leads onto the rear patio.

### **Bedroom One**

*3.66m x 3.40m*

A very spacious ground floor bedroom, with a double bed and a double wardrobe offering plenty of storage. Central Heated radiator and Double Glazed windows to the front aspect.

## **INTERIOR - First Floor**

### **Bedroom Two**

*3.71m x 2.81m*

Very spacious and large enough for a double bed. Fitted with a triple wardrobe which offers plenty of storage. Extra space can be found in the storage cupboard and free-standing bedside table. Central Heated radiator and Double Glazed windows to the rear elevation.

**Bedroom Three**

*2.79m x 2.54m*

A substantial single bedroom which supports a double fitted wardrobe. Central Heated radiator and Double Glazed windows to the front elevation.

**Bathroom**

A premium quality installation with wall tiling and laminate flooring. Features include: a w/c, a wash basin with fitted storage units underneath, a large shower cubicle with a double headed 'rain' shower head fixture. Central Heated chrome towel rack and a 'frosted' Double Glazed window to the rear elevation. Extractor fan and LED spotlighting.

**Bedroom Four**

*3.71m x 2.81m*

Another spacious room, which comfortably supports a single bed, a double wardrobe and a bedside table. Central Heated radiator and Double Glazed windows to the side elevation.

**Unique Reference Number**

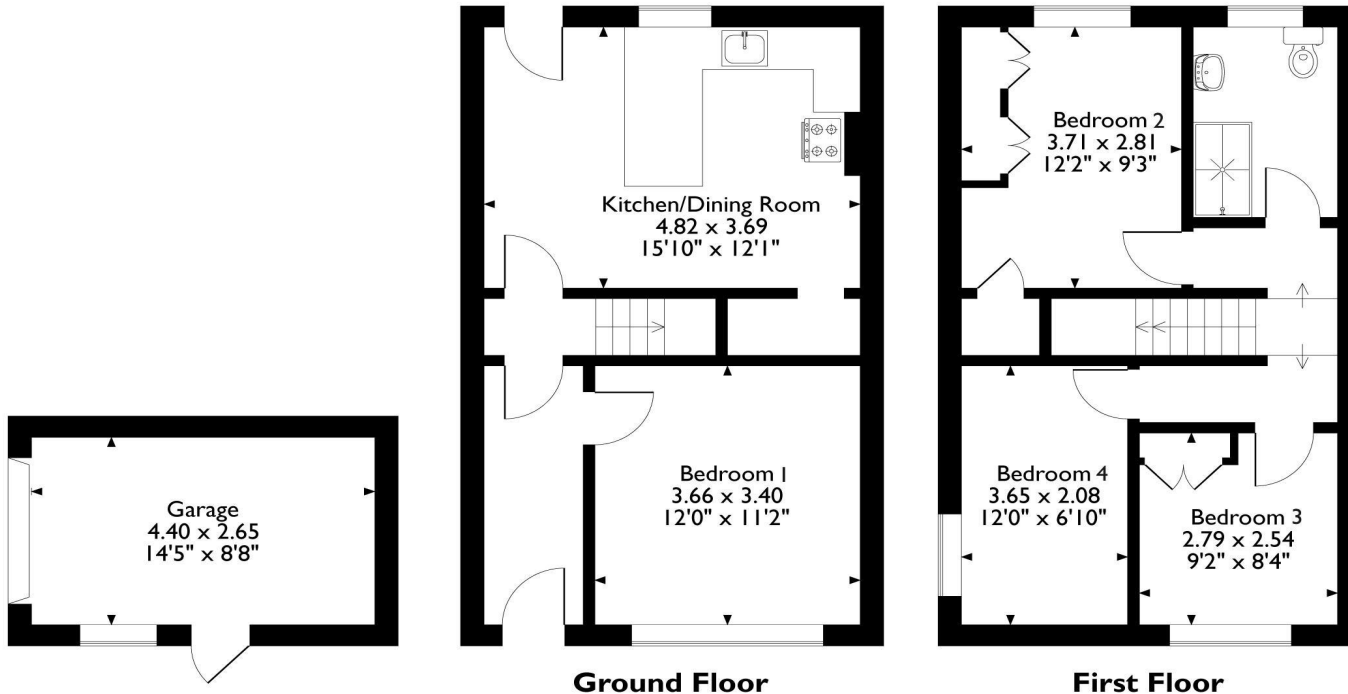
#LCLG

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Grafton Street, Castleford  
 Approximate Gross Internal Area  
 Main House = 82 Sq M/882 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Total = 94 Sq M/1011 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



01924 792796

[www.rosedaleandjones.co.uk](http://www.rosedaleandjones.co.uk)

[info@rosedaleandjones.co.uk](mailto:info@rosedaleandjones.co.uk)