



2 Bed  
Apartment  
located in  
Castleford

Offers In The Region Of  
£125,000



**LOGIC**  
REAL ESTATE

Harrison Court  
Morris Road  
Castleford  
WF10 5GQ



**\*\*SPACIOUS TWO BEDROOM, TWO BATHROOM APARTMENT\*\***

This first floor two bedroom apartment offers a perfect blend of modern living and comfort. The location in Castleford offers easy access to local amenities, schools, and transport links, making it an ideal spot for those looking to enjoy the best of town living.

Whether you are a first-time buyer or looking to downsize, this home presents an excellent opportunity to embrace a comfortable lifestyle in a vibrant community. Do not miss the chance to make this lovely apartment your new home.

The apartment briefly comprises an open plan lounge/dining kitchen, two spacious bedrooms, one with en-suite bathroom and a further shower room. The property also benefits from an allocated parking space.

**\*\*POTENTIAL RENTAL INCOME OF £850 PER CALENDAR MONTH\*\***

**Hallway**

10'10" x 10'1"

Access to both bedrooms, bathroom and kitchen/lounge. Wood effect flooring. Wall mounted electric heater.

**Kitchen/Lounge**

13'3" x 23'8"

Range of high and low level white gloss kitchen units with laminate effect worktops. Integrated appliances including electric oven, electric hob and extractor hood over. Washing machine.

Fridge/freezer. Stainless steel sink with chrome taps over. Double French doors opening to the Juliette balcony. Wood effect flooring. Wall mounted electric heater. UPVC double glazed window to the side elevation.

**Bedroom One**

10'1" x 14'7"

Access to en suite. Carpeted throughout. Wall mounted electric heater. UPVC double glazed window to the front elevation.

**En Suite**

7'3" x 5'6"

White suite comprising of panel bath with chrome taps over. Wash hand basin with chrome mixer taps. WC with low level flush. Extractor fan. Tiled splash areas and tiled effect flooring. Central heated chrome towel rail.

**Bedroom Two**

13'4" x 8'2"

Carpeted throughout. Wall mounted electric heater. UPVC double glazed window to the side elevation.

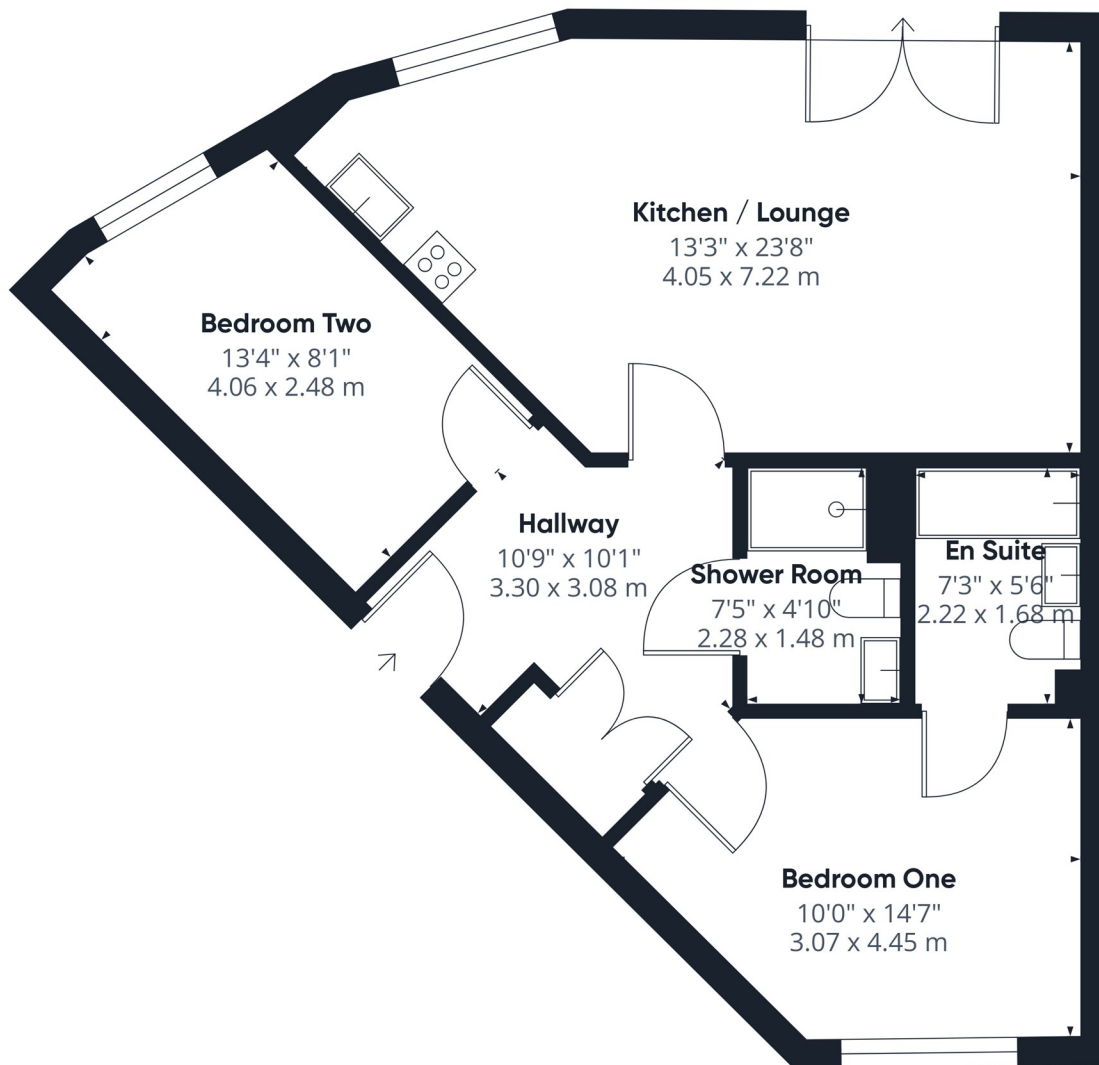
**Shower Room**

7'6" x 4'10"

White suite comprising of shower cubicle with electric shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Central heated chrome towel rail. Tiled splash areas and tiled effect flooring.







Approximate total area<sup>(1)</sup>

664 ft<sup>2</sup>  
61.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

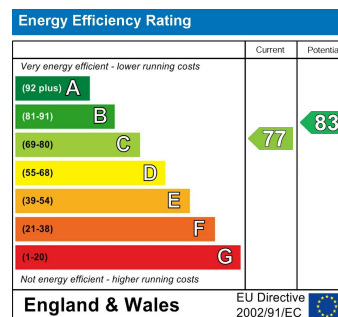
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