...Your proactive estate agent

Priory Chase, Pontefract, WF8 1TJ

Offers Over £110,000

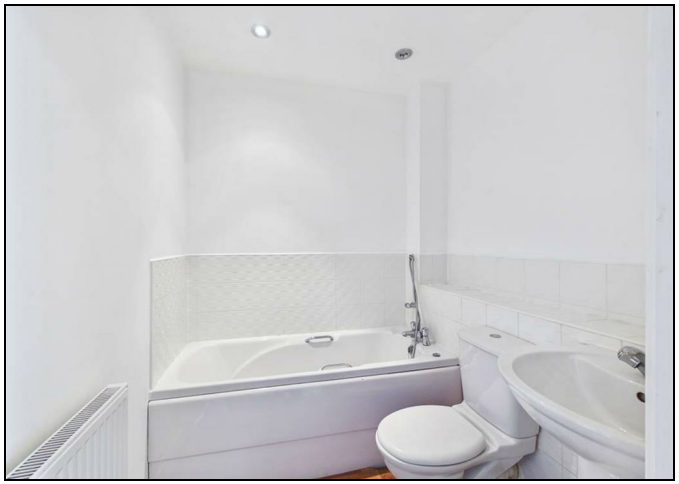
Park Row

This well-presented two-bedroom first floor apartment is situated within a modern apartment block in a highly convenient location, just a short walk from Pontefract town centre and close to Pontefract Hospital. Offering both comfort and practicality, the property is perfectly positioned for those looking to enjoy easy access to local amenities, transport links, and healthcare facilities.

Set within a secure gated development, residents benefit from allocated parking and a sense of privacy within the community. The apartment itself is modern throughout and offers neutral décor, creating a bright and welcoming living space that is ready to move straight into.

The accommodation includes a spacious lounge, a modern fitted kitchen, two well-proportioned bedrooms one having an en suite. and the bathroom finished in a contemporary style. Located on the first floor, the property enjoys a pleasant position within the development and provides comfortable apartment living.

Offered to the market with no onward chain, this home will appeal to a wide range of buyers, including first-time buyers looking to step onto the property ladder, as well as investors seeking a strong rental opportunity. With the hospital, train stations, and Pontefract town centre all within close proximity, the



Entrance Hallway
1.07 x 4.55 (3'6" x 14'11")

Access to the main bathroom, both bedrooms and the kitchen/living area. Carpeted throughout. Central heated radiator.

Kitchen/Living Area
3.21 x 5.63 (10'6" x 18'6")

Range of high and low level kitchen units. Integrated oven with four ring hob and extractor hood over. Option to reconnect pluming for washing machine. One and half bowl sink with drainer and chrome mixer tap. Tiled effect flooring and carpeted throughout. Central heated radiator. UPVC double glazed window to the side and rear elevation.

Bedroom One
3.22 x 3.46 (10'7" x 11'4")

Access to en suite. Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

En Suite
1.93 x 1.56 (6'4" x 5'1")

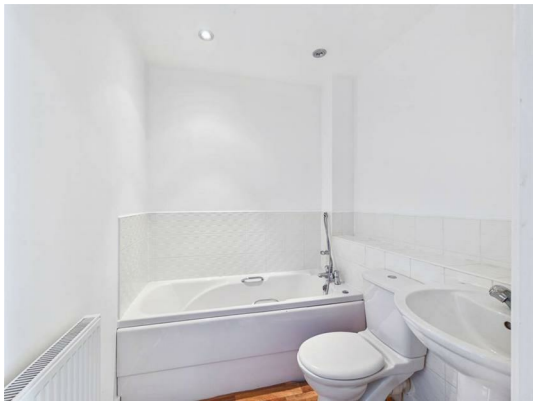
White suite comprising of WC with low level flush. Shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Bedroom Two
3.34 x 2.54 (10'11" x 8'4")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bathroom
1.93 x 1.65 (6'4" x 5'5")

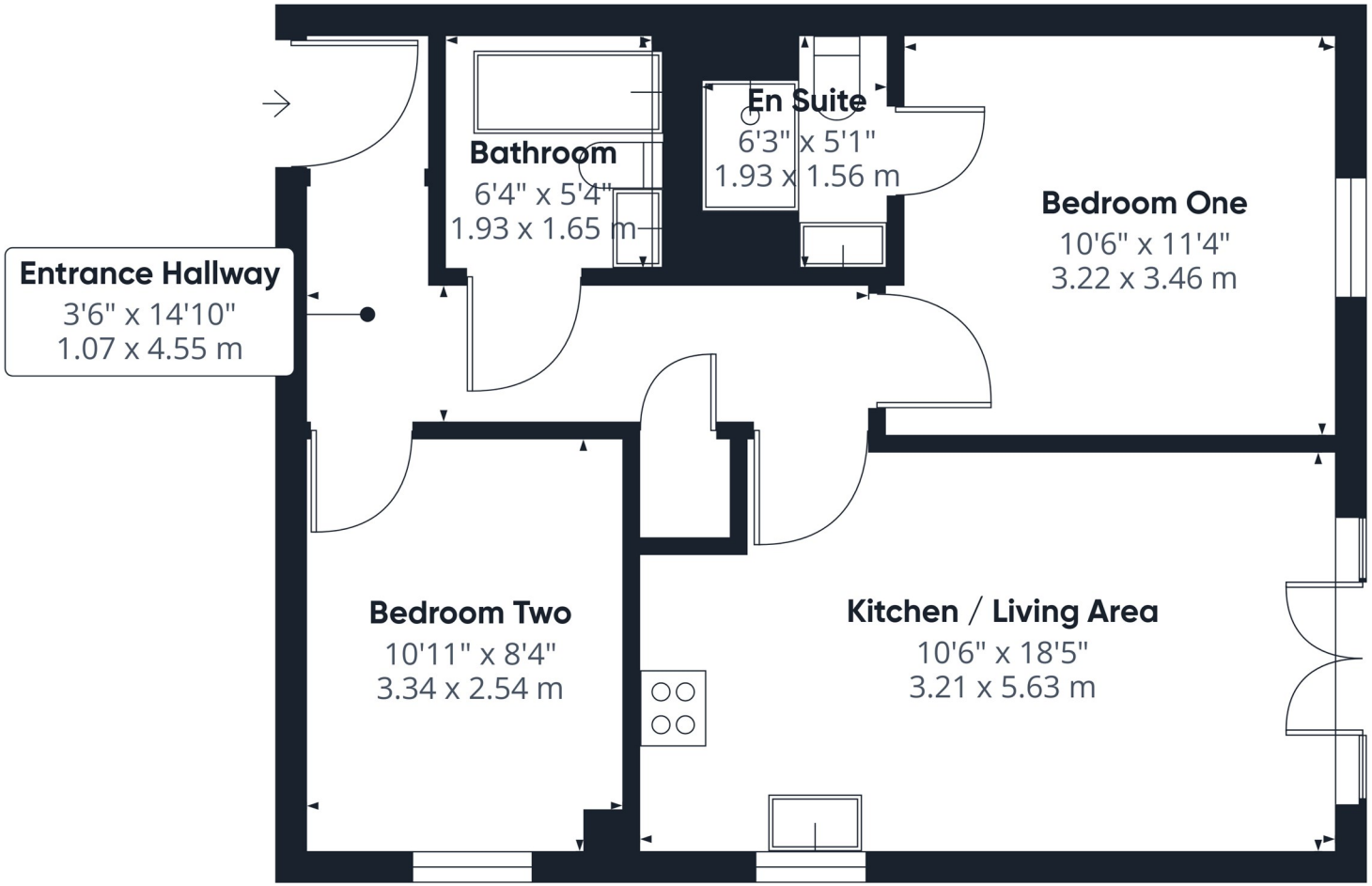
White suite comprising of wash hand basin with chrome mixer tap. WC with low level flush. Panel bath with chrome taps and shower attachment. Extractor fan. Wood effect flooring. Central heated radiator.



External
A secure gated entrance leads to a parking area to the rear of the building where there is an allocated parking space.

The Property Ombudsman

Park Row



Approximate total area(1)

551 ft²

51.2 m²

(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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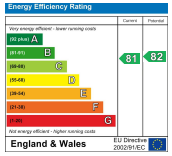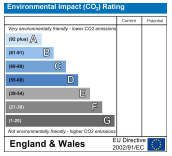
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