Park Row

The proactive estate agent

# Baileygate Mews, Pontefract, WF8 2GN

## Offers Over £90,000

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Located in an excellent position just a short walk from Pontefract town centre, this well-presented two double bedroom second floor apartment offers spacious and modern living, ideal for a wide range of buyers.

The property features a bright and generous open-plan lounge, kitchen and dining area, fitted with modern units, quality fixtures and neutral décor throughout. Newly fitted carpets add a fresh and contemporary finish, meaning the apartment is ready to move straight into.

Both bedrooms are good-sized doubles, offering flexible accommodation for first-time buyers, professionals, downsizers or investors alike.

Externally, the apartment benefits from an allocated parking space, and its position is particularly attractive — with Pontefract Castle just across the road and excellent local amenities within easy reach. Transport links are also close by, making this a convenient base for commuters.

With attractive management and service charges compared to similar developments nearby, a competitive asking price and vacant possession, this property is offered for sale with no onward chain — allowing for a smooth and straightforward purchase.

Early viewing is highly recommended !

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## Hallway
7'10" x 3'7" (2.39 x 1.08)

Access to both bedrooms, main bathroom and the kitchen/living room. Wood effect flooring. Central heated radiator.

## Bedroom One
9'9" x 18'12" (2.98 x 5.79)

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

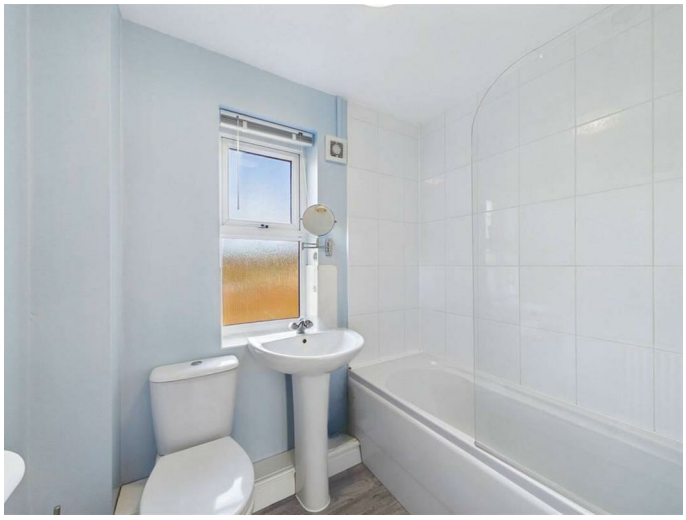
## Bedroom Two
7'10" x 12'11" (2.40 x 3.94)

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

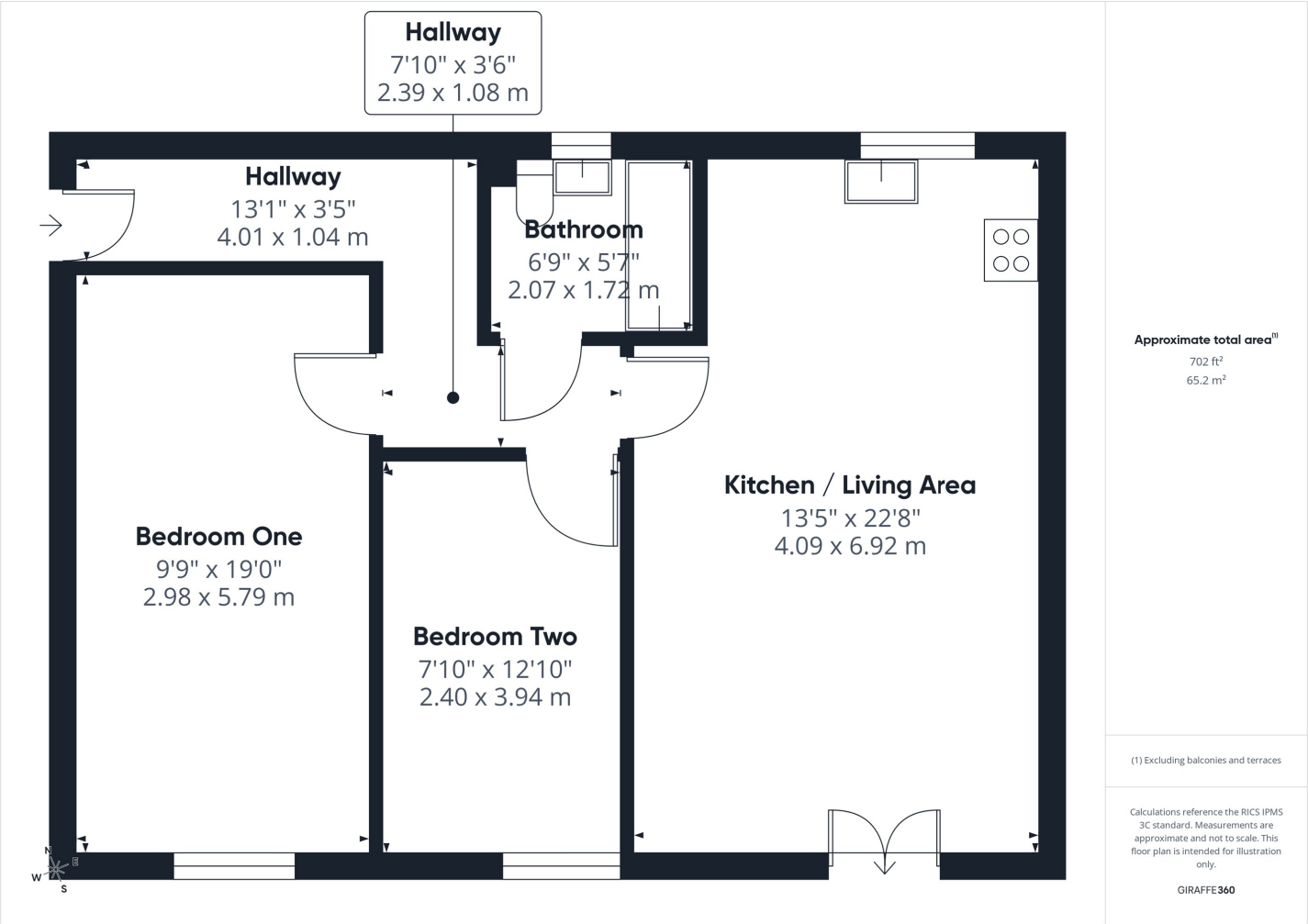
## Kitchen / Living Area
13'5" x 22'8" (4.09 x 6.92)

Range of high and low-level kitchen base units in Shaker style. Integrated oven with four ring hob and extractor hood over. Sink with drainer and chrome mixer tap over. Tiled splashback. Option to reconnect plumbing for washing machine. UPVC double glazed French door opening to Juliet balcony. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

## Bathroom
6'9" x 5'8" (2.07 x 1.72)



White suite comprising of WC with low-level flush, wash hand basin with chrome tap over, panel bath with chrome taps and mains feed shower. Extractor fan. Wood effect flooring. Central heated radiator. UPVC frosted double glazed window to the side elevation.

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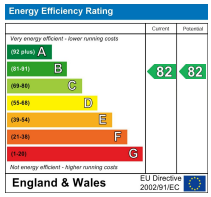


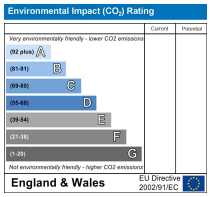


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