



CROWN

ESTATE AGENTS

Horsefair, Pontefract



£600 Per Calendar Month



1



1

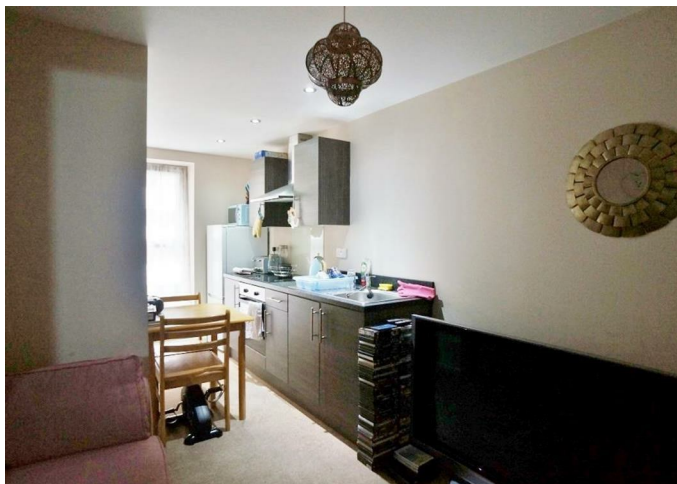


1



73

Located in the heart of Pontefract, this charming first-floor apartment offers a cosy and convenient living space, ideal for individuals or couples. Conveniently situated in Pontefract's vibrant town centre, residents have easy access to an array of amenities, including shops, cafes, restaurants, and public transportation options. This property deserves a viewing at your earliest convenience, don't miss out!



- Town Centre Location
- One Bedroom Apartment
- Open Plan Kitchen/Living Area
- Modern Bathroom
- Double Bedroom
- White Goods Included
- Neutrally Decorated
- EPC Grade C
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Hall

With door entry system and is carpeted throughout.

Lounge/Diner/Kitchen

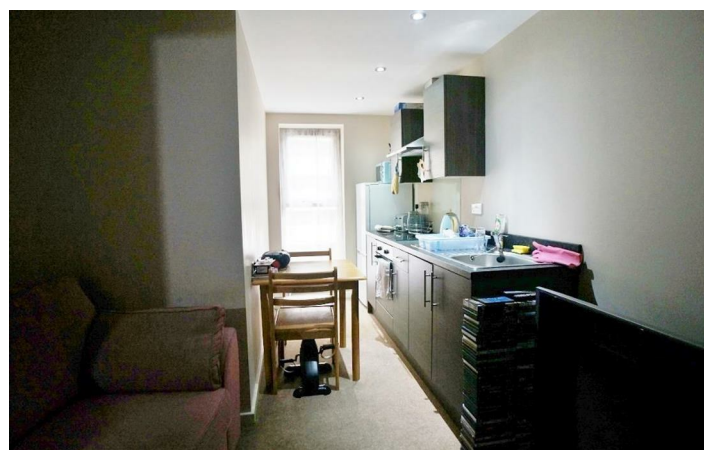
With UPVC window overlooking the rear, complete with fridge/freezer, built in oven, electric hob and extractor hood, single sink drainer and mixer tap, modern kitchen units and cupboards, electric storage heater, cupboard housing hot water cylinder and washing machine, and is carpeted throughout.

Bedroom

With UPVC window overlooking the rear, electric storage heater and is carpeted throughout.

Bathroom

Complete with paneled bath with shower over, low flush WC, wash basin, heated towel rail and partially tiled throughout.

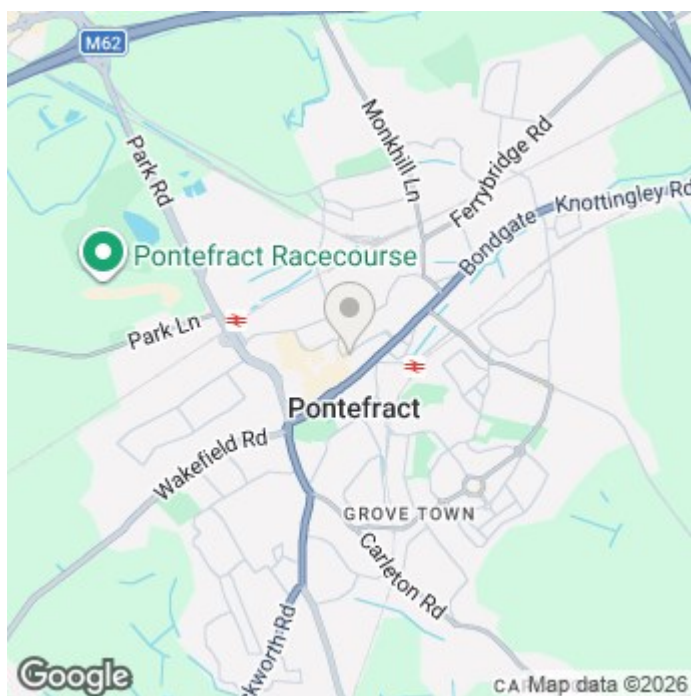


Floor Plan


GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 322 sq.ft. (29.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the information contained herein, Crown Estate Agents and its agents accept no responsibility for any errors or omissions in this document. The plan is for guidance only and should not be relied upon for any specific purpose. The actual dimensions and layout may vary from the plan and no guarantee is given for the accuracy of the plan.



Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**