



# CROWN

## ESTATE AGENTS

### Carleton View, Pontefract



**£750 Per Calendar Month**



2



1



1



54

Located within the popular historic market town of Pontefract. A stones throw away from all local amenities as well motorway links making it easily accessible for those who travel further afield. This property won't be around for long, so contact Crown Estate Agents today to arrange your viewing.



- Available Now
- Popular location
- Close to local amenities
- Ideal for a young couple
- Lounge, kitchen and bathroom on ground floor
- Two good size bedrooms
- EPC Grade E
- Bond £550 Holding Fee £125
- Council Tax Band A

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://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**

### Lounge

13'6" x 11'10" (4.11 x 3.61)

Window to the front, external door into, radiator

### Inner hall

With stairs off to the first floor and leading to :-

### Bathroom

8'1" x 6'3" (2.46 x 1.91)

White suite of panelled bath with electric shower over, low level flush WC and wash hand basin. Tiled surrounds, radiator, storage cupboard off, tiled floor, opaque window to the rear.

### Kitchen

8'10" x 6'6" (2.69 x 1.98)

having fitted units including base cupboards and drawers with laminate work surfaces over, inset single drainer 1.5 bowl sink with mixer taps, slot in cooker with pull out hood over. Wall cupboards, plumbing for an automatic washing machine, windows to side and rear and external door to the rear yard.

### First Floor Landing

#### Bedroom 1

11'10" x 10'5" (3.61 x 3.18 (3.60 x 3.17))

Front facing window, fitted wardrobes and drawers, laminate floor, radiator.

#### Bedroom 2

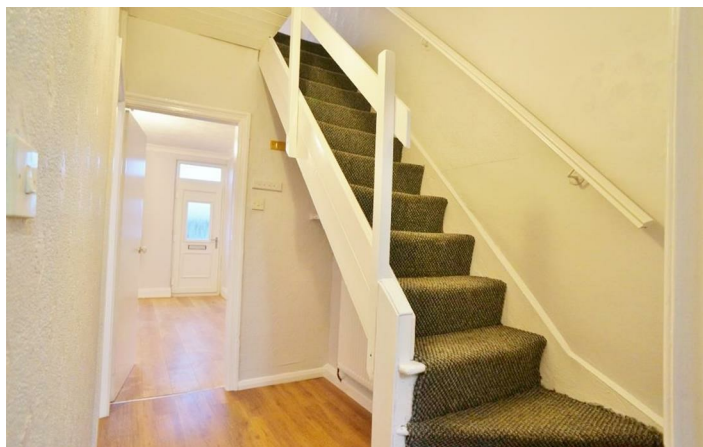
11'4" x 8'11" (3.45 x 2.72)

Rear facing window, radiator, laminate floor, store off housing the gas fired central heating boiler.

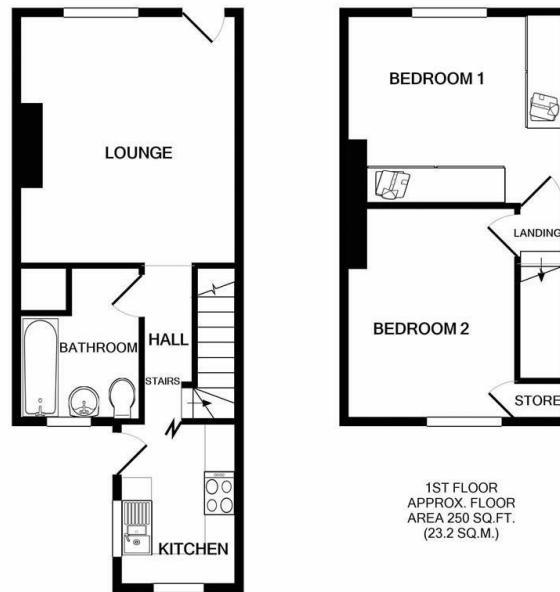
### Outside

Front garden area and footway to the property. Enclosed rear yard.





## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)


1ST FLOOR  
APPROX. FLOOR  
AREA 250 SQ.FT.  
(23.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 559 SQ.FT. (51.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating


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

Please call our Castle Dwellings Ltd Office on 01977 285 111 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.

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