

Dixon Street, Pontefract

£825 Per Calendar Month

2

1

1

71

This beautifully presented property is ideal for couples, small families, or professionals looking for a stylish and conveniently located home.

Situated close to local schools, amenities and transport links, the property offers comfortable living in a quiet residential area.

Finished to a high standard throughout, the home features a spacious and contemporary kitchen diner, perfect for both everyday living and entertaining, along with a modern bathroom suite and two first-floor bedrooms.

Tastefully decorated with a fresh and neutral finish, this attractive property provides a welcoming and move-in-ready home.



- Great Location - Close to Local Schools
- Spacious Lounge
- Modern Kitchen Diner
- Two First Floor Bedrooms
- Stylish Family Bathroom
- Private Rear Garden
- On-Street Parking
- 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

Lounge

12'6" x 11'9" (3.82 x 3.59)

A well-proportioned room featuring a window to the front elevation, allowing for plenty of natural light. Finished with a modern grey carpet and complemented by coved ceiling detailing, the space also benefits from a central radiator, creating a comfortable and inviting feel throughout.

Kitchen Diner

13'0" x 12'6" (3.98 x 3.82)

A stylish and well-presented kitchen diner featuring modern grey worktops and a range of fitted units with under-cupboard lighting, creating a sleek and contemporary feel. The space benefits from a built-in oven, electric hob, and single sink with drainer, alongside a practical breakfast bar ideal for casual dining. A window to the rear elevation provides natural light, with convenient access to the rear garden completing this highly functional and inviting space.

Bedroom 1

11'9" x 12'6" (3.59 x 3.82)

A clean and well-presented bedroom offering a bright and comfortable living space. Finished with modern grey carpeting, the room is complemented by a front-facing window that allows for plenty of natural light and an open feel.

Bedroom 2

6'8" x 13'0" (2.04 x 3.98)

A compact and neatly presented room, ideal as a home office or additional bedroom, featuring a rear-facing window to the garden. The space is finished in a simple, clean style, offering a versatile and practical layout throughout.

Family Bathroom

9'10" x 5'10" (3 x 1.78)

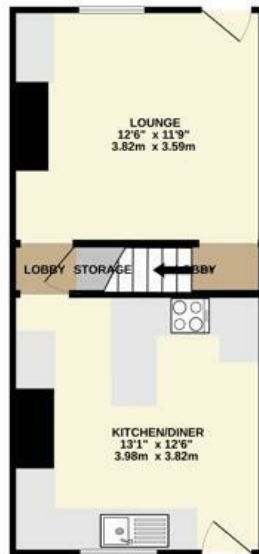
A well-presented bathroom finished with warm beige tiling and a contrasting dark mosaic feature wall. The space includes a curved bathtub with glass shower screen and a practical vanity unit with a large round mirror above. A frosted uPVC window provides natural light while maintaining privacy, contributing to a clean and bright feel throughout.

Rear Garden

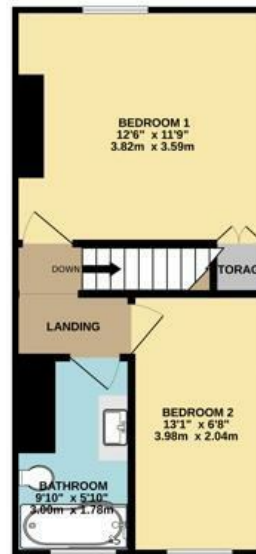


Floor Plan

GROUND FLOOR
328 sq ft. (30.5 sq.m.) approx.



1ST FLOOR
328 sq ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq ft. (60.9 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(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	

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