

Bell Lane, Pontefract



£800 PCM



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In a sought after location within this highly regarded village and available immediately this is a property which will attract a high level of interest and early viewing is recommended.



- Sought after village location
- Update and refurbished
- Available immediately
- Lounge, fitted dining kitchen and ground floor bathroom
- Three bedrooms
- Gardens
- EPC Grade C

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

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

Entrance Hall

Modern composite and glazed external door, staircase to the first floor.

Lounge

12'1" x 9'8" (3.68 x 2.95)

Attractive and light room with front facing PVCu window, radiator, coved ceiling and dado rail and ornamental fireplace with painted surround and tiled inset.

Dining Kitchen

12'10" x 11'11" (3.91 x 3.63)

Recently having been refitted and including base cupboards and drawers with laminate work surfaces over, inset 1.5 bowl single drainer stainless steel sink with mixer taps, fitted under oven and 4 ring ceramic hob with splash back and chimney hood over, wall cupboards. Plumbing for an automatic washing machine, radiator, rear facing PVCu window, laminate floor and access off to a sunken pantry.

Rear Hall

With modern external door leading to the rear garden and with access off to the :

Bathroom

6'8" x 5'4" (2.03 x 1.63)

Modern white suite of panelled bath with mixer shower taps and curtain over, pedestal wash hand basin and low level flush WC. Part panelled walls, radiator, PVCu window to the rear, laminate floor.

First Floor Landing

Bedroom 1

12'2" x 9'9" (3.71 x 2.97)

Good size main bedroom facing to the front and having a PVCu window, radiator and store off.

Bedroom 2

8'9" x 5'11" (2.67 x 1.80)

Rear Facing and with PVCu window and radiator.

Bedroom 3

11'10" x 6'8" (3.61 x 2.03)

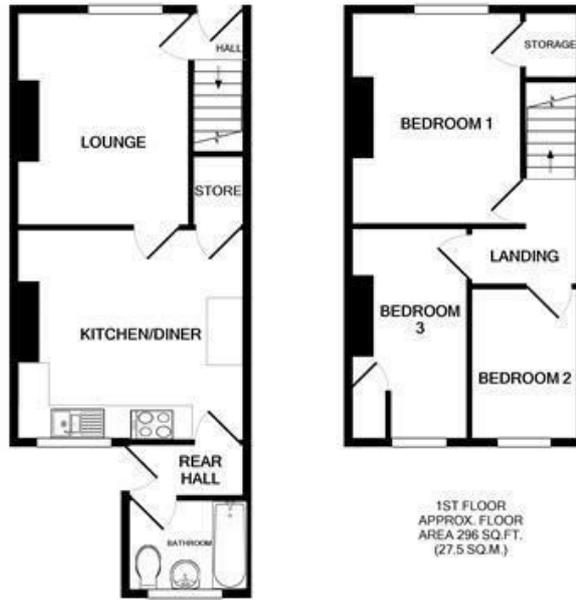
With cupboard housing the gas fired central heating boiler, PVCu window to the rear and radiator

Outside

To the front is a paved buffer garden and access to the property. AT the rear is an enclosed garden with pebbled areas and patio and gated access to the rear service footway.



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 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) A		
(81-91) B		87
(69-80) C	69	
(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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