

Mallard Mews, Pontefract



£60,000



2



1



1



77

Welcome to this charming flat located in the desirable Mallard Mews, South Elmsall, Pontefract. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, investors, couples, or those looking to downsize.

Situated in a quiet area, Mallard Mews offers a sense of community while still being conveniently close to local amenities. Residents can enjoy easy access to shops, schools, and transport links, making it an excellent location for those who commute or enjoy exploring the surrounding areas.



- Ideal for an investor or first time buyer
- Ground floor flat
- Close to local amenities
- Convenient for transport links
- Nice little town
- EPC C Rating
- 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

Entrance Hall

On entry to this property there is a radiator and a cupboard

Lounge

18'1" x 12'4" (5.53 x 3.78)

This lounge comprises of a bay window to the front, a side window and a radiator.

Kitchen

10'5" x 7'11" (3.19 x 2.42)

This kitchen comprises of an integrated oven with gas hob, there is room for a washing machine with plumbing, the cupboards are all fitted, you have a single sink drainer with a mixer tap, there are work surfaces with tiled surround. A wall mounted boiler is also in the kitchen. You will find a window onlooking the back and there is room for a fridge freezer also and a small breakfast bar

Bedroom 1

13'4" x 12'2" (4.07 x 3.71)

This room is of decent size, has a radiator and a window

Bedroom 2

10'10" x 9'8" (3.32 x 2.97)

A second bedroom, also has a window and a radiator

Bathroom

7'4" x 6'0" (2.26 x 1.84)

This bathroom comprises of low flush WC, wash hand basin, there is a panelled bath with a shower overhead and a shower screen, it has tiled surround as well, a radiator

General Note

Please be advised that no services have been tested and we cannot comment on the suitability of these



Floor Plan

GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, distances, areas and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such for any information purposes. The actual layout and dimensions may vary from those shown on this plan. Map data ©2026 Google



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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.

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