



CROWN

ESTATE AGENTS

Linden Terrace, Pontefract



£650 PCM



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Welcome to this two-bedroom flat situated on Linden Terrace in the heart of Pontefract. This open-plan apartment offers a modern living experience, perfect for individuals, or couples alike. One of the standout features of this property is its prime location. It is conveniently positioned near local amenities, schools, and the railway station, making it an ideal choice for those who value accessibility and community.



- Open Planned Living Area
- Modern Kitchen
- Two Bedrooms
- Modern Bathroom
- Close to local amenities and motorway networks
- PVCu Double Glazed Windows
- EPC Grade D

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**

Lounge/Kitchen

11'7" x 15'4" (3.53 x 4.67)

Laminate flooring in the kitchen area, complementary wall & base units, electric oven and hob with extractor hood above, plumbing and space for washing machine, electric radiator. Carpet in the lounge, neutral decor and PVCu window to the front.

Bedroom One

10'6" x 11'9" (3.20 x 3.58)

Carpets, electric radiator fitted to wall, neutral decor, PVCu window to the front

Bedroom Two

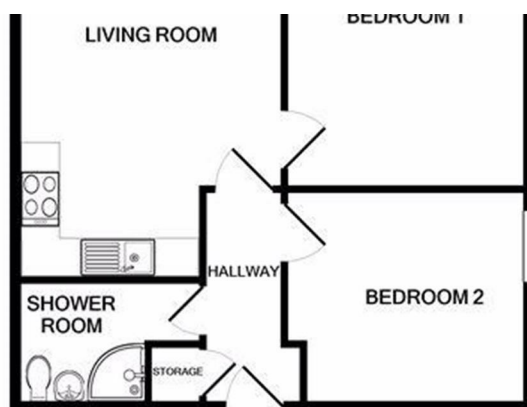
9'4" x 10'6" (2.84 x 3.20)

Carpets, electric radiator fitted to the wall, neutral decor, PVCu window to the side.

Family Shower Room

5'9" x 8'2" (1.75 x 2.49)

Shower cubicle with curved glazed screen door, low flush WC, wash hand basin, extractor fan, PVCu frosted window to rear and laminate flooring.



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

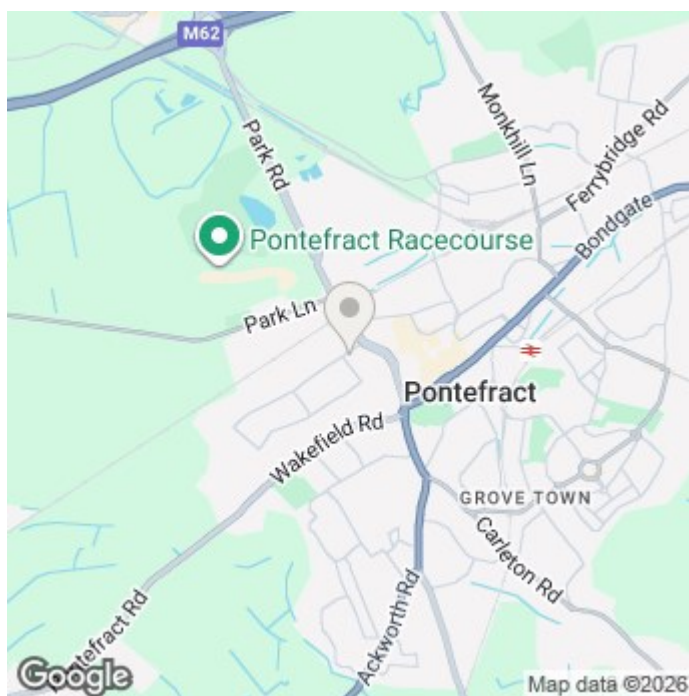
Not energy efficient - higher running costs

Current Potential


59

59

Floor Plan



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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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