

Mallard Mews, Pontefract



£60,000



2



1



1



77

We present to you this ground floor flat which offers a wonderful opportunity for investors or first time buyers.

The flat is ideally situated to local amenities and you get the added benefit of transport links as well, ideal for you commuters.

Do not miss the chance to make this lovely flat a place you will call home.



- 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

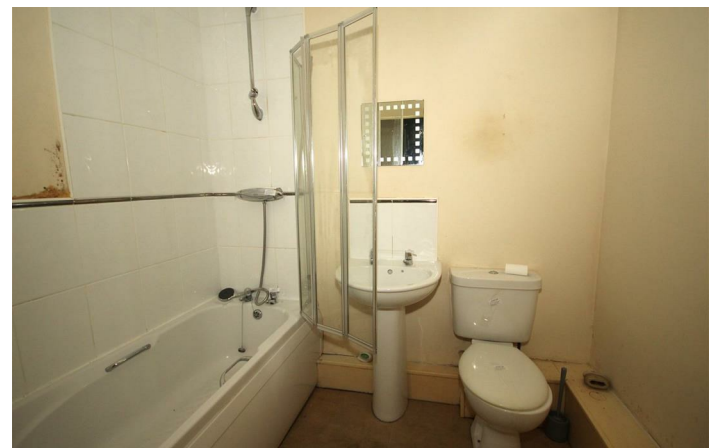
Bathroom

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, Crown Estate Agents does not accept any liability for errors or omissions in this plan. The plan is for illustrative purposes only and should be used as a guide only. Measurements are approximate. The plan is for illustrative purposes only and should be used as a guide only. Measurements are approximate. The plan is for illustrative purposes only and should be used as a guide only. Measurements are approximate.



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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