

## Castle Grove, Pontefract



**£85,000**



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This property is ideal for those looking to expand their investment portfolio, as it is being sold with the tenant in situ, ensuring immediate rental income. The tenant is currently on a six month fixed term agreement with a monthly rental of £700. The location is not only appealing for its residential charm but also for its proximity to local amenities, making it an attractive option for potential renters. With its practical layout and established tenancy, this apartment represents a sound investment opportunity in a desirable area. Don't miss the chance to add this property to your portfolio and benefit from the steady income it provides.



- SOLD with tenants in situ
- Modern Bathroom
- Good Size Lounge
- Double Bedroom
- Tastefully Decorated
- Spacious Living Areas Throughout
- Audio Door Entry System
- Well Maintained Grounds
- Council Tax Band A
- EPC Grade C

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

### Entrance Hall

With storage cupboards and door leading to communal landing.

### Lounge (L Shaped)

16'11" x 19'1" (17'0" x 19'2") (5.16 x 5.82 (5.18 x 5.84))

With a feature porthole window and two further windows offering maximum light. There is also access to the loft which has been partially boarded and opening to the kitchen.

### Kitchen

7'8" x 7'10" (2.34 x 2.39)

This modern fitted kitchen has a range of high and low level units, single sink drainer, mixer tap, stainless steel hob, built-in oven and extractor hood, plumbing for a washing machine, tiled surrounds and laminate flooring.

### Double Bedroom

10'5" x 10'11" (10'6" x 11'0") (3.18 x 3.33 (3.20 x 3.35))

With a window and an electric heater.

### Bathroom

5'6" x 6'5" (1.68 x 1.96)

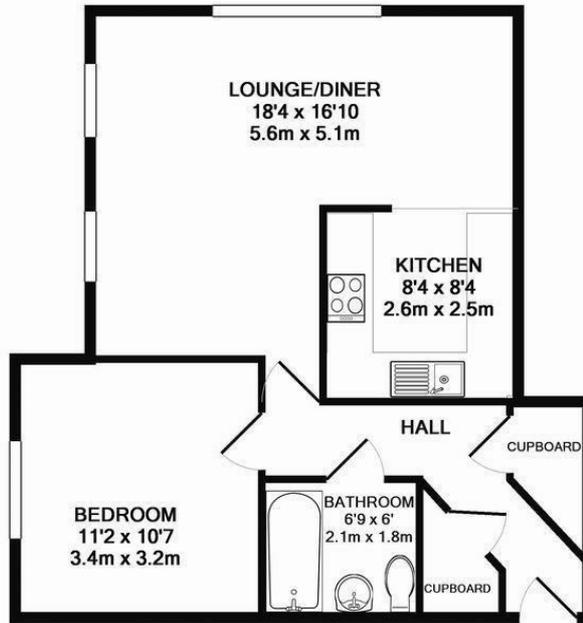
Fitted with a modern white suite comprising of a low flush W.C., wash hand basin, panelled bath with a shower over, heated towel rail and part tiling to the walls.

### External

The property is set within well maintained grounds.



Floor Plan



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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