

**Orchard Head Lane, Pontefract**

**£550 Per Calendar Month**

**1**

**1**

**1**

**63**

Located on Orchard Head Lane in Pontefract, this one-bedroom ground floor flat offers a perfect blend of comfort and convenience. Ideal for individuals or couples. One of the standout features of this property is the lovely rear garden. Situated close to the heart of Pontefract, you will benefit from easy access to local amenities, shops, and transport links.



- Open Plan Lounge/Kitchen
- Good Sized Bedroom
- Three Piece Bathroom
- Garden to the Rear
- Shared Driveway
- EPC Grade D

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

### Lounge

10'11" x 11'11" (3.33 x 3.63)

Open plan lounge leading to the kitchen, with coved ceiling and radiator.

### Kitchen

10'1" x 7'10" (3.07 x 2.39 (3.08 x 2.4))

Single sink drainer with mixer tap, Fitted units with plumbing for washing machine. Wall mounted gas boiler and electric cooker. Window looking onto rear.

### Bedroom

10'11" x 15'5" (3.33 x 4.70)

Double bedroom with lovely large bay window. Featuring coved ceiling and a radiator.

### Bathroom

5'5" x 8'8" (1.65 x 2.64)

Tiled surround. Low flush W/C, hand wash basin and paneled bath. Airing cupboard perfect for storage and radiator.

### External

To the rear is a partially lawned and patio area.



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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