



CROWN

ESTATE AGENTS

Hazel Way, Pontefract



£1,050 Per Calendar Month



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Crown estate agents are proud to present this end terrace house built to modern specification in stone. The property is complemented throughout with high quality fixtures and fittings. It is located close to motorway links, local primary schools and has easy access to public transport with only a short drive to the Pontefract town centre. This property also offers a driveway and garden to the rear.



- Available Jan
- Kitchen Diner
- Spacious Lounge
- Downstairs Cloakroom & Utility Room
- 3 Good Sized Bedrooms
- En-suite to the master bedroom
- Council Tax Band B
- EPC Grade B

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**

Front

Lounge

16'8" x 14'1" (5.08 x 4.29)

Large welcoming lounge leading from the entrance hallway with open staircase to the first floor.

Kitchen/Diner

12'3" x 9'8" (3.73 x 2.95)

Leading on from the lounge, the dining area has windows overlooking the rear garden. An internal door and separate hallway offers access to the outside passage way and garden

Master Bedroom

11'5" x 12'6" (3.48 x 3.81)

Huge master bedroom with en suite facilities and built in storage.

En Suite

8'2" x 5'2" (2.49 x 1.57)

Complemented with quality fixtures and fittings

Bedroom 2

10'7" x 10'4" (3.23 x 3.15)

generous size bedroom

Bedroom 3

8'7" x 7'5" (2.62 x 2.26)

generous size bedroom

Store cupboard

2'7" x 2'1" (0.79 x 0.64)

Storage cupboard to first floor

Master wardrobe

2'11" x 2'7" (0.89 x 0.79)

Wardrobe to master bedroom

Family bathroom

6'2" x 8'11" (1.88 x 2.72)

Family bathroom to first floor with quality fixtures and fittings

Lobby

3'5" x 4'1" (1.04 x 1.24)

Cloakroom

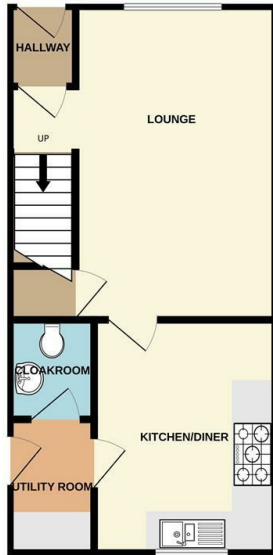
4'11" x 4'1" (1.50 x 1.24)

To ground floor with quality fixtures and fittings

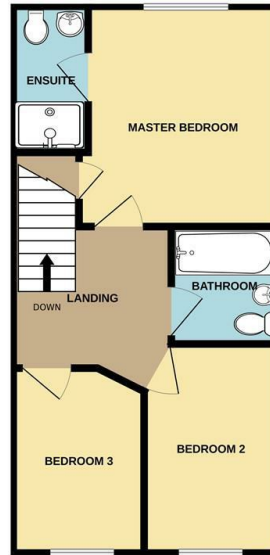


Floor Plan

GROUND FLOOR
385 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.6 sq.m.) approx.




TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Mapbox 10/2023



Energy Efficiency Rating


	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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