



CASTLE DWELLINGS

....because your home is your Castle !

Park Avenue, Pontefract



£575 Per Calendar Month



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66

****REDUCED BOND** **AVAILABLE NOW**** First floor spacious one bedroom apartment overlooking the bowling green. Situated within walking distance to Pontefract Town Centre and all of it's local amenities. Transport links are easily accessible with frequent train and bus routes to Leeds, Castleford and Wakefield plus the motorway is short a 5 minute drive away making this ideal for commuters. Contact Crown Estate Agents today to secure your viewing!



- Open Plan Lounge/Kitchen/Diner
- Spacious Double Bedroom
- DAB and Freeview
- CCTV Throughout
- Allocated Parking Spaces
- Available For Long Term Let
- £290.00 Bond
- £130 Holding Fee
- Council Tax Band A
- EPC Grade D

Call **01977 285111** or **01138 800600** to view this property. For more details visit www.castledwellings.co.uk.

22 Bank Street, Castleford, WF10 2QN - 39-41 Ropergate, Pontefract, WF8 1JY - 85-87 High Street, Kippax, LS25 7AH. Opening hours: Mon-Fri 9am to 5.30pm / Sat 10am to 2pm.



Lounge/Kitchen/Diner

8'9" x 33'5" (2.67 x 10.19 (2.66 x 10.18))

Single sink drainer and mixer tap, range of wall and base units, plumbing for washing machine, Built in oven with ceramic electric hob and extractor hood, laminate flooring and windows to front and rear.

Bedroom

16'6" x 10'8" (5.03 x 3.25)

Three windows and electric heater

Bathroom

11'8" x 5'7" (3.56 x 1.70)

Low flush WC, wash hand basin, panelled bath with overhead shower, heated towel rail and laminate flooring.

Sitting Area



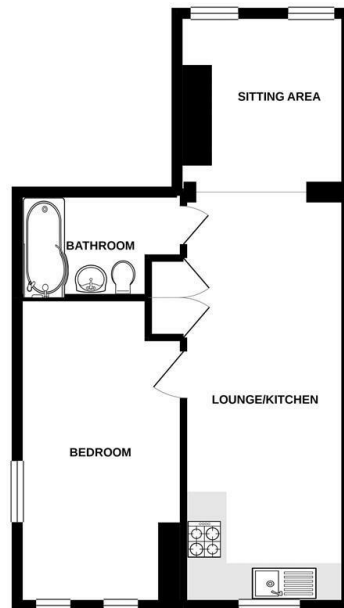
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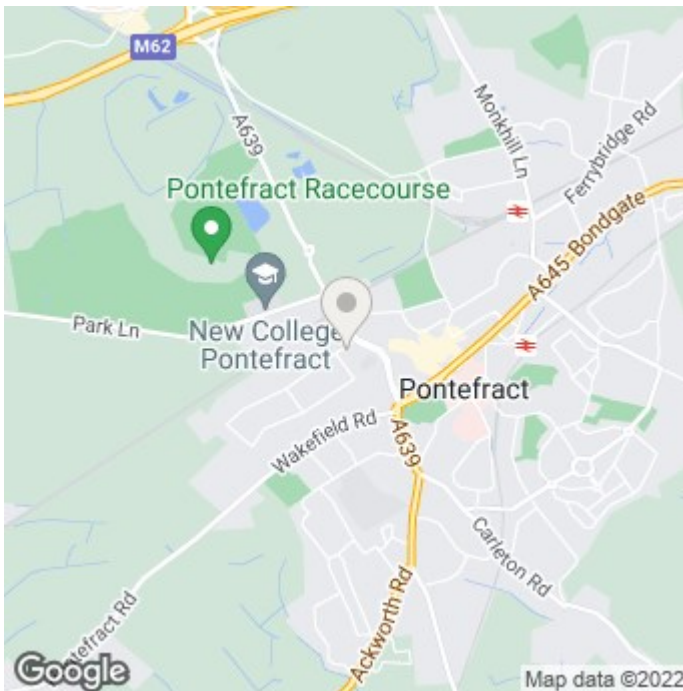


Floor Plan

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 465 sq.ft. (43.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 floorplan 10021



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(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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