



CROWN

ESTATE AGENTS

North Street, Pontefract



£450 PCM



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ZERO BOND - We are delighted to present this spacious, conveniently located and realistically priced unfurnished, first floor self contained studio flats to the market. The site is located close to South Kirkby centre and within easy-reach of the surrounding villages and the A1. Off street parking is available.



- Open Plan Lounge/Bedroom
- Utility/Storage Room
- Kitchen
- Three Piece Bathroom with Electric Shower
- Double Glazed Throughout
- Communal Gardens and Parking to the Front
- £50 Agency Fees & Zero Bond
- Weekly Rent Collections Available
- First Floor Studio

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**

Entrance Hall

With doors leading to the utility room, bathroom and lounge.

Open Plan Lounge/Bedroom

This good sized living area has neutral decor and laminate flooring.

Bedroom Area

Kitchen

Fitted with a range of base and wall units with work surfaces over, single sink drainer with mixer taps.

Bathroom

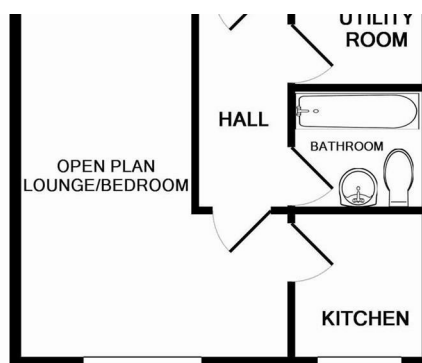
Fitted with a white, three piece suite which comprises of a wc, hand wash basin and a panelled bath with electric shower over.

Utility Room

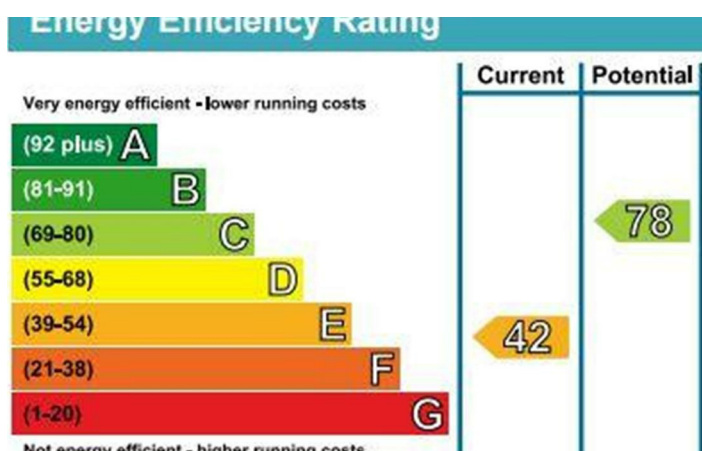
With plumbing for a washing machine.

Floor Plan

EPC




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements



Floor Plan



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 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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