



CROWN

ESTATE AGENTS

Pontefract Terrace, Pontefract



£750 Per Calendar Month



2



1



1



56

A charming 2-bedroom terraced house, just a stone's throw from Hemsworth town centre and within easy reach of local amenities and shops. The property features a spacious lounge, a modern kitchen-diner, two generous double bedrooms, and a family-sized bathroom—perfect for comfortable living.



- Council Tax Band A
- Close to Amenities
- Family sized modern bathroom
- 2 Large Bedrooms
- Kitchen Diner
- Spacious Lounge
- On Street Parking
- EPC rated D

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**

Lounge

13'11" x 13'10" (4.25 x 4.22)

Kitchen Diner

10'8" x 9'10" (3.27 x 3.01)

Bedroom 1

14'0" x 13'10" (4.27 x 4.24)

Bedroom 2

10'7" x 9'9" (3.25 x 2.98)

bathroom

5'10" x 6'0" (1.78 x 1.83)



Floor Plan

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 operation or efficiency can be given.
Made with Metaplan CDS25



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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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