

## Linden Terrace, Pontefract



**£650 PCM**



2



1



1



59

Welcome to this two-bedroom flat situated on Linden Terrace in the heart of Pontefract. This open-plan apartment offers a modern living experience, perfect for individuals, or couples alike. One of the standout features of this property is its prime location. It is conveniently positioned near local amenities, schools, and the railway station, making it an ideal choice for those who value accessibility and community.



- Open Planned Living Area
- Modern Kitchen
- Two Bedrooms
- Modern Bathroom
- Close to local amenities and motorway networks
- PVCu Double Glazed Windows
- EPC Grade D

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Lounge/Kitchen

11'7" x 15'4" (3.53 x 4.67)

Laminate flooring in the kitchen area, complementary wall & base units, electric oven and hob with extractor hood above, plumbing and space for washing machine, electric radiator. Carpet in the lounge, neutral decor and PVCu window to the front.

### Bedroom One

10'6" x 11'9" (3.20 x 3.58)

Carpets, electric radiator fitted to wall, neutral decor, PVCu window to the front

### Bedroom Two

9'4" x 10'6" (2.84 x 3.20)

Carpets, electric radiator fitted to the wall, neutral decor, PVCu window to the side.

### Family Shower Room

5'9" x 8'2" (1.75 x 2.49)

Shower cubicle with curved glazed screen door, low flush WC, wash hand basin, extractor fan, PVCu frosted window to rear and laminate flooring.



Floor Plan



**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>	<b>59</b>	<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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