

**Harewood Mount, Pontefract**

**£795 PCM**

**2**

**1**

**1**

**72**

On Harewood Mount, Pontefract, this delightful terraced house offers a perfect blend of comfort and convenience. This lovely location, offers a sense of community while being conveniently close to local amenities, schools, and parks. The surrounding area is known for its friendly atmosphere and accessibility, making it an excellent choice for those looking to settle in Pontefract. It is certainly worth considering for your next move.



- Good Sized Reception Room
- Kitchen Diner
- Utility Room
- Two Double First Floor Bedrooms
- Front and Rear Enclosed Gardens
- Family Bathroom and Separate Toilet
- EPC Grade C
- Council Tax Rating A

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

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

### Front Elevation

With a great sized private front garden.

### Entrance Hall

17'4" x 5'9" (5.29 x 1.76)

The traditional entrance hall is accessed via the glazed front door and contains a useful under stairs cupboard and single radiator. There is a coved ceiling and staircase to the first floor.

### Lounge

14'4" x 11'8" (4.37 x 3.57)

The large lounge has a feature box window to the front of the property. The classic feature fireplace has a white timber surround and modern electric fire. There is a coved ceiling and dado railing. The room contains a single radiator.

### Kitchen Diner

11'7" x 8'9" (3.55 x 2.67)

The kitchen is the heart of the home and this one is finished in a subtle pale green wood finish. There is a full range of base and wall units with a one and half sink bowl drainer with mixer tap. There is plumbing for a washing machine. A housed ceramic hob and built in double oven with chimney style extractor hood. The complimentary tiled backsplash runs from the worktop to the ceiling. The kitchen has space for a dining table. The door leads out to the rear garden.

### Utility Room

5'10" x 5'9" (1.78 x 1.76)

There is a useful utility room contains a window to the rear of the property.

### Bedroom One

17'10" x 9'8" (5.46 x 2.96)

The main bedroom contains a build in cupboard and space for a double bed. The room is light and airy with two windows facing to the front of the property. There is a single radiator and coved ceiling.

### Bedroom Two

13'5" x 9'3" (4.11 x 2.84)

Bedroom Two is of a good size and has a single radiator. The window faces to the rear of the property and there is a coved ceiling.

### Family Bathroom

6'6" x 5'1" (1.99 x 1.56)

The family bathroom contains a panelled bath with shower over. There is a wash hand basin and radiator. The room is calm and relaxing with a UPVC frosted window looking out to the rear of the property.

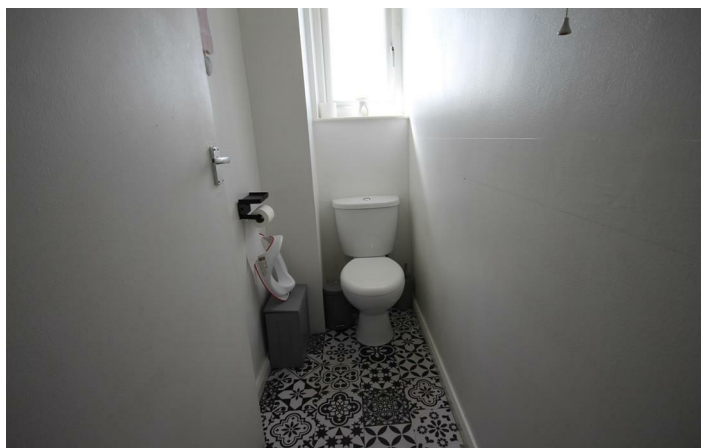
### Separate Toilet

6'7" x 2'11" (2.02 x 0.89)

The toilet is situated next to the bathroom and contains a low flush WC and wash hand basin. There is neutral walls and complimentary flooring. The UPVC frosted window overlooks the rear of the property.

### Rear Elevation

The rear has ample space to make the outdoor garden your own. Currently private with fencing to all sides. With a patio area and lawn for summer entertaining.



Floor Plan



TOTAL FLOOR AREA - 764 sq.ft. (71.0 sq.m.) approx.  
 While 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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	

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