

## North Street, Pontefract



£500 PCM



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51

We are delighted to present these conveniently located and realistically priced furnished one bedroom 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 available



- Ground Floor
- Self Contained Kitchen
- Three Piece Bathroom With Electric Shower
- Double Glazed Throughout
- Communal Gardens and Communal Parking to the Front
- EPC Grade D

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

## 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 bathroom suite which comprises of a wc, wash hand basin and panelled bath with electric shower over.

## Utility Room

With plumbing for a washing machine.

## EPC

EPC Grade D

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## FLOOR PLAN

GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 434 sq.ft. (40.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas and other details are approximate and not to scale. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan has not been prepared in accordance with the Ordnance Survey Plan of Surveyors Act 1962 and has not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Interceptor 0309



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		51
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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