



CROWN

ESTATE AGENTS

Harrow Street, Pontefract



£700 Per Month



3



1



1



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Crown Estate Agents are delighted to present this 3 bedroom end terraced property to the rental market. The property is situated within a popular location, close to all local amenities including cafes, parks, shops and easily accessible transport links. With a large enclosed rear garden area and gated rear access, this property is not to be missed! More photos coming soon.



- Good Sized Lounge
- Fitted Kitchen
- Three Spacious Bedrooms
- Family Bathroom
- Gas Central Heated Double Glazed
- Popular Location
- Large Rear Yard
- Gated Rear Access
- Council Tax Band A
- EPC Grade 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**

Entrance Hall

Entrance hall providing access to the ground floor accommodation and staircase leading to the first floor. The space benefits from a panelled entrance door and a central heating radiator, creating a warm first impression.

Lounge

14'1" x 13'10" (4.31m x 4.23m)

A bright and spacious reception room featuring a bay window to the front elevation, allowing plenty of natural light. The room benefits from a fireplace, and a central heating radiator, providing a comfortable and welcoming living space.

Kitchen Diner

10'2" x 9'3" (3.11m x 2.82m)

A well-appointed kitchen/diner fitted with a range of wall and base units incorporating work surfaces and tiled surround. The kitchen benefits from a sink with mixer tap, oven station, and ample cupboard and drawer storage. A window provides plenty of natural light, creating a practical and welcoming space for both cooking and dining

Landing

Access to Loft.

Bedroom 1

14'0" x 11'8" (4.27m x 3.56m)

A generously proportioned double bedroom offering excellent floor space. The room benefits from a built-in storage cupboard, a window providing natural light, and a radiator, creating a comfortable and practical living space.

Bedroom 2

11'8" x 8'5" (3.58m x 2.57m)

A well-proportioned bedroom benefiting from a built-in storage cupboard, coved ceiling, a window providing natural light, and a radiator. The room offers a comfortable and practical space.

Bedroom 3

A well-presented third bedroom benefiting from a window allowing for plenty of natural light, a radiator, and a coved ceiling. A versatile room, ideal as a bedroom, guest room or home office.

Family Bathroom

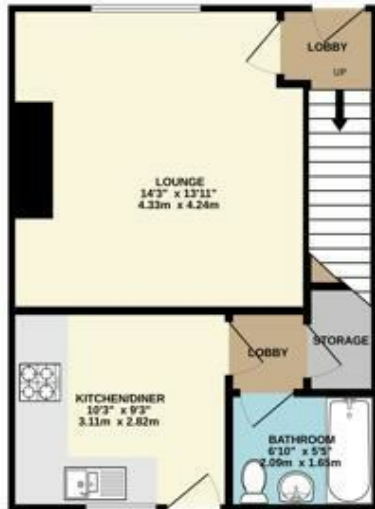
6'4" x 5'4" (1.95m x 1.65m)

A family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, low flush WC and wash hand basin. The room is complemented by a tiled floor, radiator and a frosted window providing natural light and ventilation.

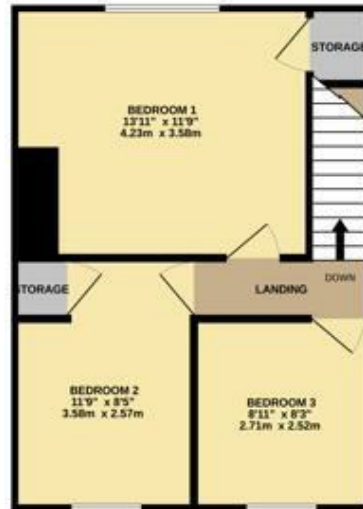


Floor Plan

GROUND FLOOR
391 sq ft. (36.3 sq.m.) approx.

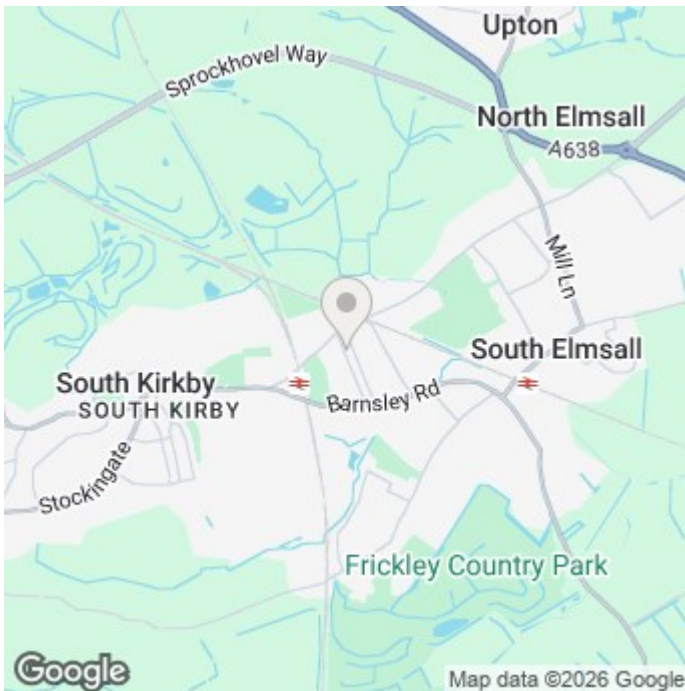


1ST FLOOR
382 sq ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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.
Made with Hologra 5/2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	81
(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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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