

North Street, Pontefract



£450 Per Calendar Month



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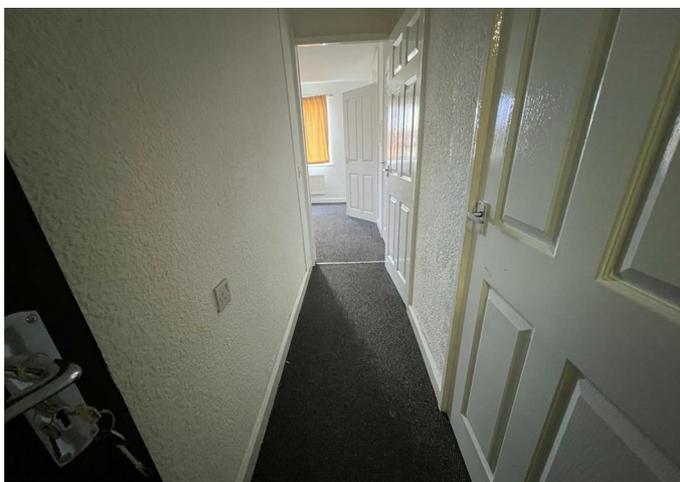


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Presenting a spacious, conveniently located and realistically priced, ground floor Studio flat to the rental market. Public transport links are frequent with direct routes to Wakefield and Pontefract and for those travelling further afield, the A1 is a short drive away.



- Open Plan Lounge/Bedroom
- Modern Kitchen
- Three Piece Bathroom with Electric Shower
- Separate Utility/Storage Room
- Double Glazed Throughout
- Communal Gardens & Parking to the Front
- 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

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.

Bedroom Area

Kitchen

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

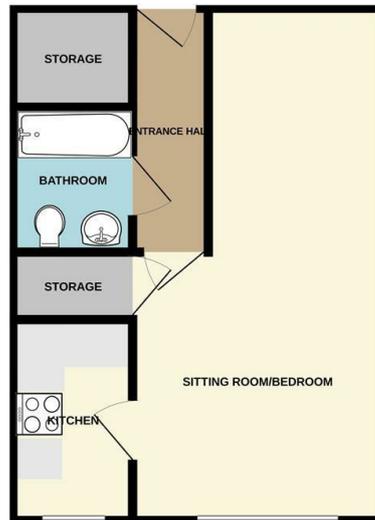
Utility Room

With plumbing for a washing machine.



Floor Plan

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 334 sq.ft. (31.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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 specifications shown have not been verified and no guarantee as to their availability or existence can be given. Made with Metropix 02025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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.

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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