

North Street, Pontefract

**£450 PCM**

ZERO BOND - We are delighted to present these spacious, conveniently located and realistically priced unfurnished/furnished self contained studio 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 is available.



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

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, wash hand basin and panelled bath with electric shower over.

Utility Room

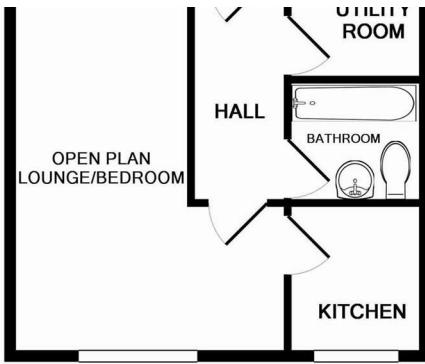
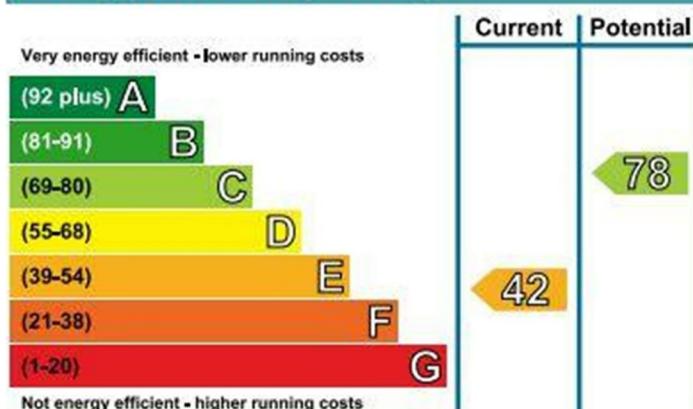
With plumbing for a washing machine.

Floor Plan

EPC



Energy Efficiency Rating



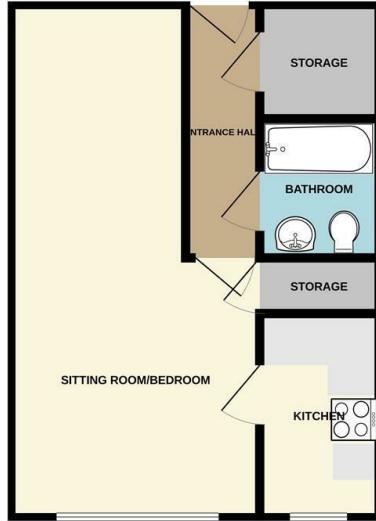
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. CASTLE DWELLINGS

Floor Plan

GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.

TOTAL FLOOR AREA : 332 sq.ft. (30.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms and other areas are approximate. We cannot accept responsibility for any errors or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplans have been prepared from the plans held and no guarantee as to their operability or efficiency can be given.
 Made with MySpace C500



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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