



CROWN

ESTATE AGENTS

Close Street, Pontefract



£650 Per Month



2



1



1



69

Situated in a convenient location, this well-presented two-bedroom terraced home offers generous living accommodation, including a good-sized lounge, spacious kitchen diner and two well-proportioned bedrooms. Ideally located close to local amenities and transport links, the property is well suited to professionals, couples and small families alike.



- Good Sized Reception Room
- Kitchen
- Two Bedrooms
- Family Bathroom
- Yard to the Rear
- Close to Local Amenities
- EPC Grade D
- Council Tax Band A

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**

Lounge

12'0" x 11'10" (3.67m x 3.62m)

A well-proportioned living room featuring a window to the front elevation, allowing plenty of natural light into the space, with a fireplace providing a focal point to the room.

Kitchen Diner

12'10" x 11'11" (3.92 x 3.64)

A spacious kitchen diner offering ample room for a dining table and fitted with a range of wall and base units, complementary work surfaces and a sink with mixer tap. Further benefiting from a useful pantry, plumbing for a washing machine, a rear-facing window and a door providing access to the garden.

Landing

Bedroom One

12'0" x 11'11" (3.68m x 3.65m)

A generously sized double bedroom featuring a built-in storage cupboard, a window providing natural light and a central heating radiator.

Bedroom Two

12'11" x 5'8" (3.94m x 1.75m)

A well-proportioned second bedroom with a window overlooking the rear of the property and a central heating radiator.

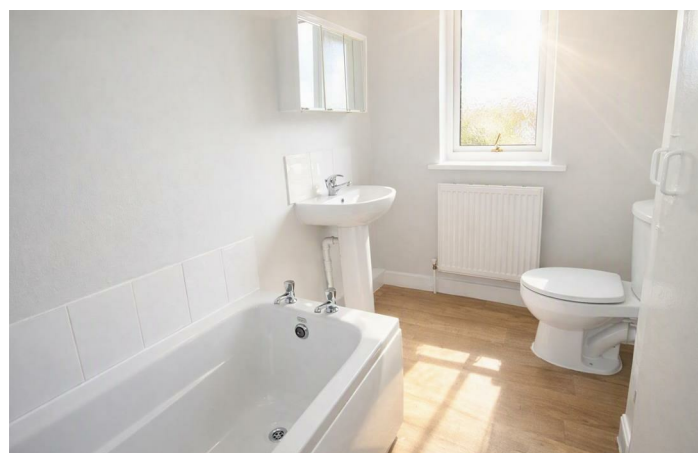
Family Bathroom

9'8" x 6'0" (2.96m x 1.83m)

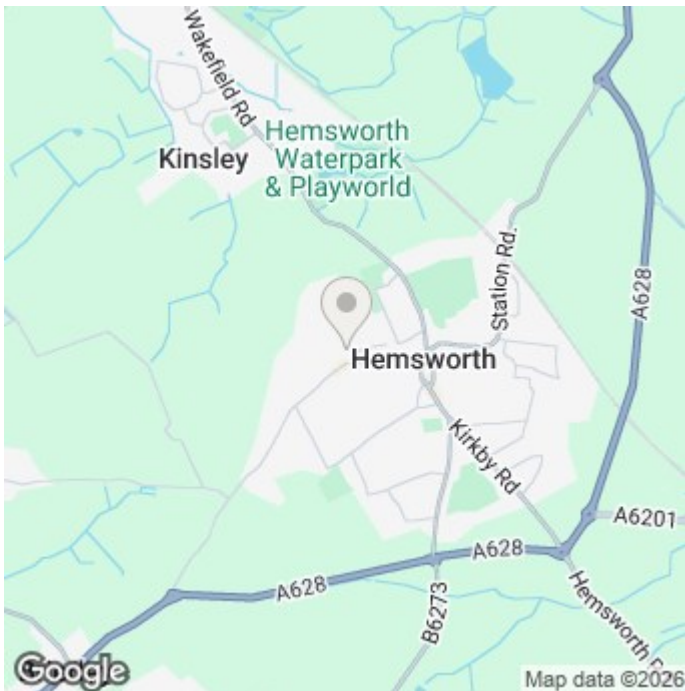
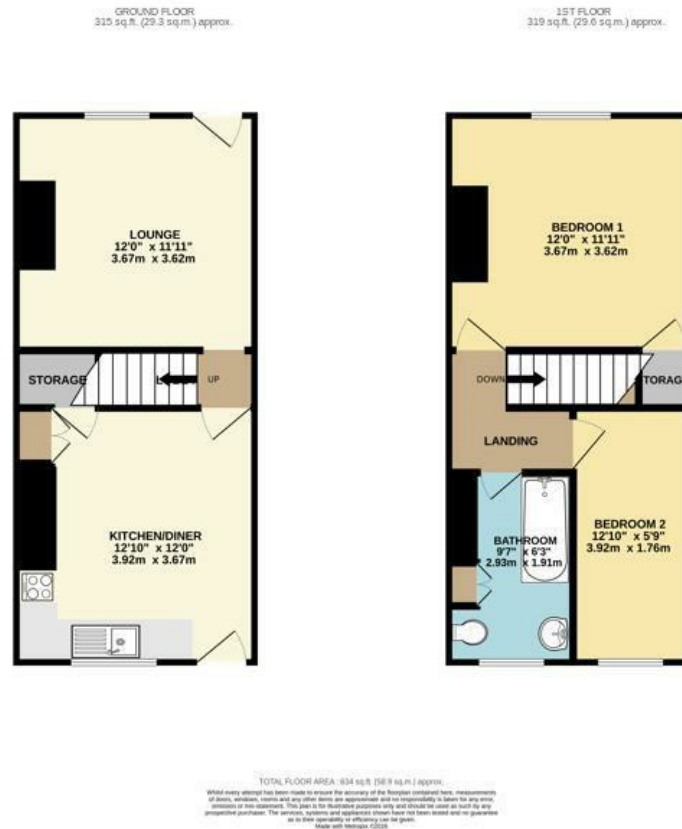
A good-sized family bathroom fitted with a three-piece suite comprising a low-flush WC, wash hand basin and panelled bath

External

To the rear of the property is a good sized yard.



Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
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.

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