



CROWN

ESTATE AGENTS

North Street, Pontefract



£500 PCM



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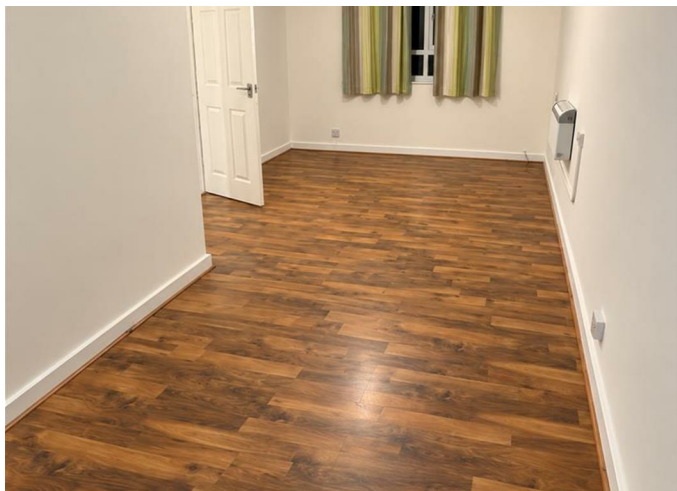


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This spacious first-floor studio apartment offers comfortable accommodation in a convenient South Kirkby location. Situated close to the town centre, the property provides easy access to surrounding villages and the A1, making it a practical choice for commuters. Off-road parking is also available, adding further convenience.



- 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
- 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**

Entrance Hall

With doors leading to the utility room, bathroom and lounge.

Open Plan Lounge/Bedroom

10'5" (max) x 21'7" (max) (3.19m (max) x 6.60m (max))

This good sized living area has neutral decor and laminate flooring.

Bedroom Area

Kitchen

4'11" x 8'6" (1.50m x 2.60m)

With a range of base and wall units with work surfaces over, single sink drainer with mixer taps.

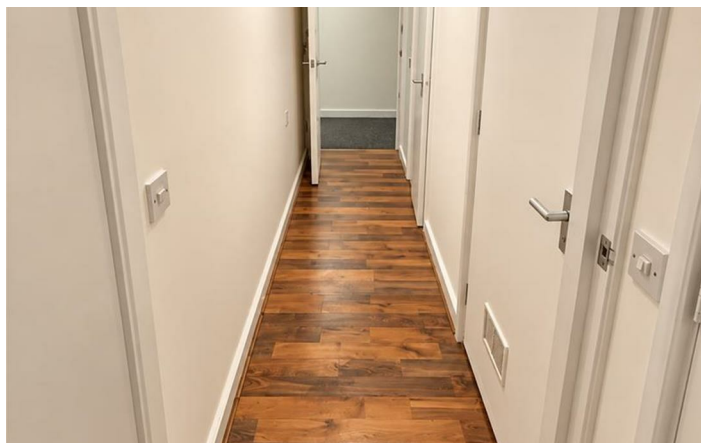
Bathroom

4'10" x 6'8" (1.49m x 2.05m)

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

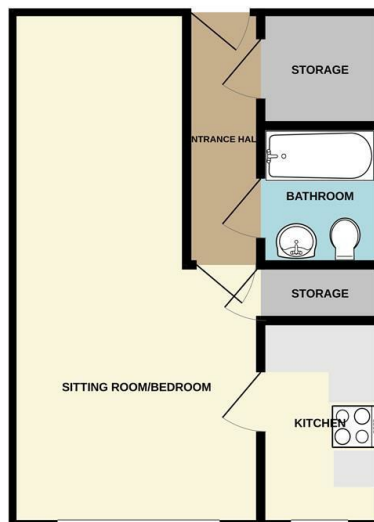
Utility Room

With plumbing for a washing machine.



Floor Plan

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



TOTAL FLOOR AREA : 332 sq.ft. (30.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
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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		
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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