



CROWN

ESTATE AGENTS

Dixon Street, Pontefract



£750 PCM



2



1



1



65

PHOTOGRAPHS TO FOLLOW - This ideally located terraced property on Dixon Street in Featherstone has recently undergone a full renovation, including a brand-new kitchen and modern bathroom, offering a fresh and stylish living space ready to move straight into. Situated in a great area close to local amenities, including schools and the town centre, the property is perfectly suited to families and couples alike. Early viewing is highly recommended—book yours today by calling our office on 01977 285111

- Two Bedroom Terraced House
- Newly Refurbished
- Spacious Lounge
- New Fitted Kitchen
- Two Good-Sized Bedrooms
- Modern Family Bathroom
- 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**

Lounge

13'2" x 11'6" (4.03 x 3.51)

Spacious reception room, with gas central heated radiator and window to the front elevation

Kitchen Diner

14'1" x 12'11" (4.31 x 3.94)

This brand new kitchen is fitted with base and wall units with work surfaces over.

Bedroom 1

13'3" x 13'0" (4.05 x 3.98)

Bedroom 2

15'10" x 6'9" (4.83 x 2.07)

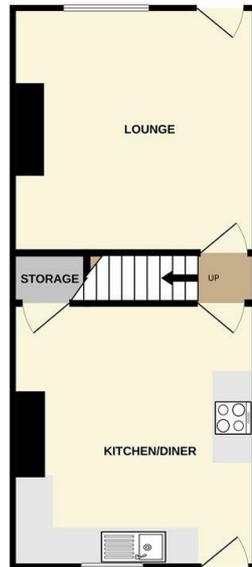
Family Bathroom

10'11" x 5'11" (3.33 x 1.82)

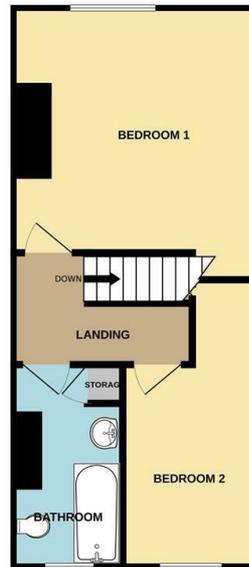
Fitted with a modern bathroom suite comprising of a panelled bath, low flush wc and wash hand basin.

FLOOR PLAN

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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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