



# CROWN

## ESTATE AGENTS

### North Street, Pontefract



**£450 Per Calendar Month**



1



1

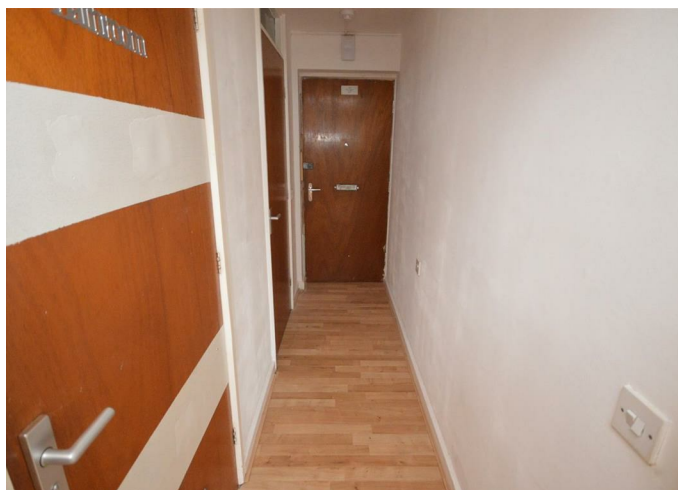


1



44

Castle Dwellings are delighted to present this first floor fully furnished studio apartment. Located close to South Kirkby centre and within easy-reach of the surrounding villages and the A1, this conveniently located and realistically priced apartment is not to be missed. Off-street parking available. Contact Castle Dwellings today on 01977 285 111 to arrange a viewing!



- Available Now
- Great Transport Links
- Open Plan Lounge/Bedroom
- Separate Utility/Storage Room
- Kitchen
- Three Piece Bathroom with Electric Shower
- Double Glazed Throughout
- NIL BOND, £100 Holding Fee
- Council Tax Band A
- EPC Grade E

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://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

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

### Bedroom Area

### Kitchen

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

### Bathroom

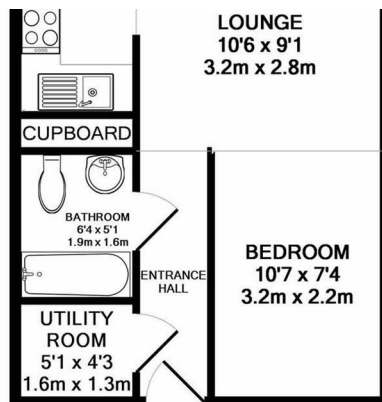
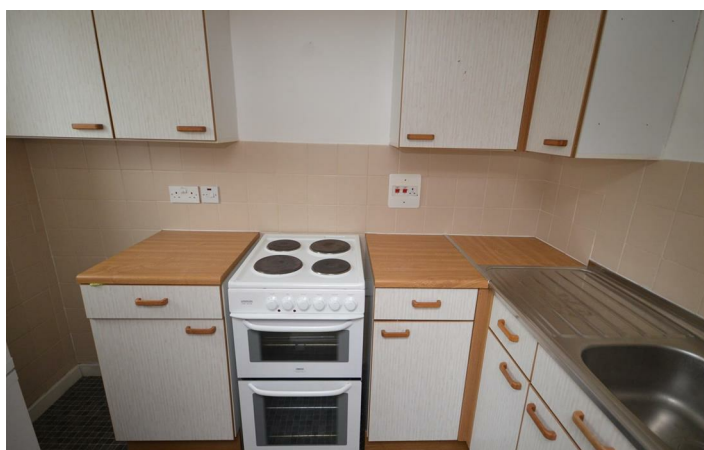
Fitted with a white three piece bathroom suite which comprises of a wc, wash hand basin and panelled bath with electric shower over.

### Utility Room

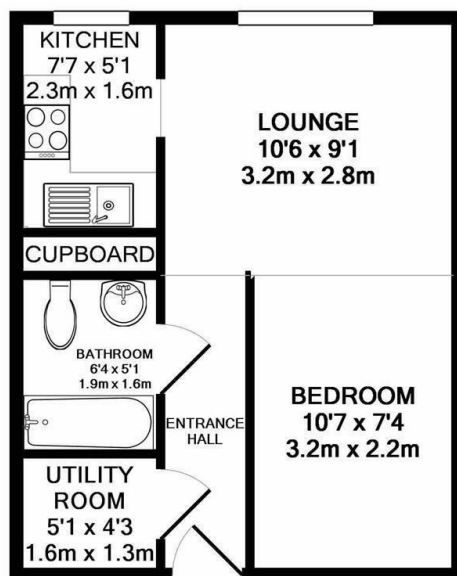
With plumbing for a washing machine.

### Floor Plan

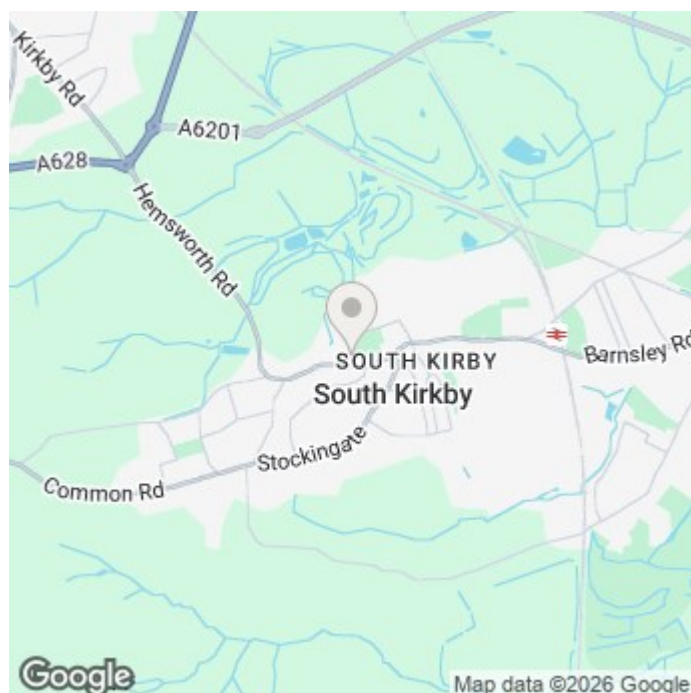
### EPC




## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019



## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://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**