

## Pontefract Road, Castleford



£600 PCM



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Nestled on Pontefract Road in Castleford, this one-bedroom ground floor flat presents an excellent opportunity for single professionals or couples seeking a comfortable and convenient living space. We highly recommend scheduling a viewing to fully appreciate what this delightful flat has to offer. Don't miss out on the chance to make this lovely space your new home.



- Ground Floor Flat
- Large Reception Room
- Modern Kitchen
- Good Sized Bedroom
- Bathroom
- Parking to the Rear
- EPC GRADE D

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

## Front Entrance Hall

With obscure uPVC double glazed entrance door leading into a shared hall. Door providing access into the entrance area.

## Lounge

13'9"(max) x 14'5" (max) (4.19(max) x 4.39 (max))

With a window to the rear elevation, coving to the ceiling and a gas central heated radiator.

## Kitchen

8'7" x 11'2" (2.62 x 3.40)

Fitted with a range of base and wall units incorporating a single bowl and a mixer tap. Roll edge laminate work top. Gas hob and electric oven, plumbing for an automatic washing machine, radiator, uPVC double glazed window to the rear aspect. Wall mounted boiler, rear entrance door and door to cellar.

## Bedroom

11'7" (max) x 13'3"(max) (3.53 (max) x 4.04(max))

With a uPVC double glazed window to the front elevation.

## Bathroom

5'3" x 8'7" (1.60 x 2.62)

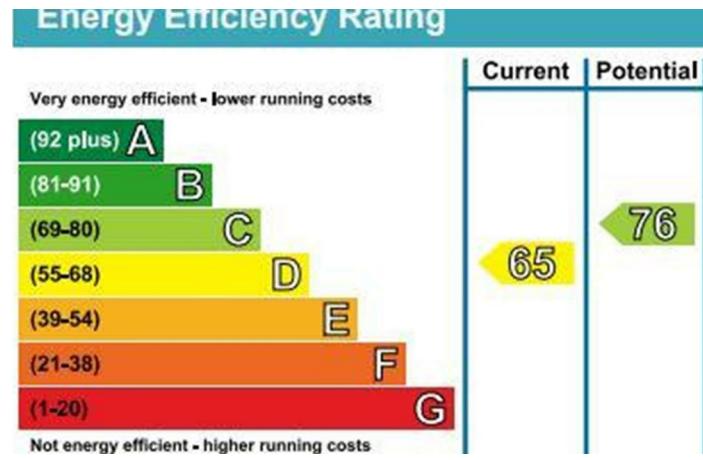
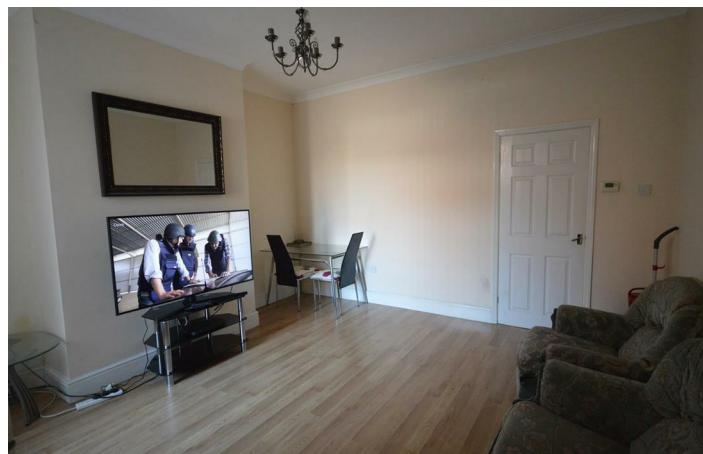
Fitted with a low flush wc, white pedestal hand wash basin. panelled bath, radiator. Obscure uPVC double glazed window to the rear aspect.

## EPC

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## Floor Plan



TOTAL FLOOR AREA: 593 sq ft. (55.1 sq.m.) approx.  
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 inaccuracy. Prospective buyers should not rely on the floor plan and should satisfy themselves as to the measurements and the suitability of the property for their particular needs.  
Made with Drawplan 2020



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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