



CROWN

ESTATE AGENTS

North Street, Pontefract



£500 PCM



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Crown Estate Agents are delighted to present this ground floor, studio apartment which is located close to South Kirkby centre and within easy-reach of the surrounding villages including the A1. This conveniently located and realistically priced apartment is not to be missed. Off-street parking is available.



- First Floor
- Open Plan Lounge
- Utility/ Storage Room
- Self Contained Kitchen
- Three Piece Bathroom with Electric Shower
- Double Glazed Throughout
- Separate Electric Meters
- Communal Gardens and Parking to the Front

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 Area

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

Good sized living area, with window to the side allowing for ample natural light throughout the day. Carpeted and with access to the kitchen.

Kitchen

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

The kitchen features fitted wall and base units, worktop space, a stainless-steel sink and drainer, and an electric cooker with oven. The layout provides practical storage and workspace for everyday cooking.

Bathroom

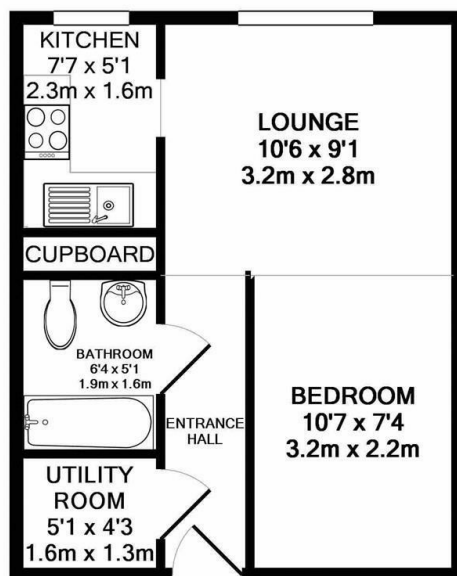
4'10" x 6'8" (1.49m x 2.05m)

The bathroom comprises a fitted bath with shower attachment, wash basin and WC. The room features tiled walls around the bath area and practical flooring.

External



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
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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		
	56	81
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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