

North Street, Pontefract



£450 PCM



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We are delighted to present these spacious, conveniently located and realistically priced unfurnished/furnished self contained studio flats to the market. The site is located close to South Kirkby centre and within easy-reach of the surrounding villages and the A1. Off street parking is available.



- 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

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

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

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

Bathroom

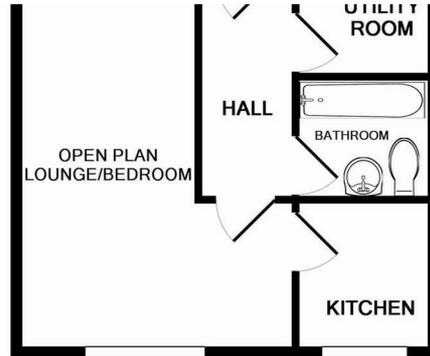
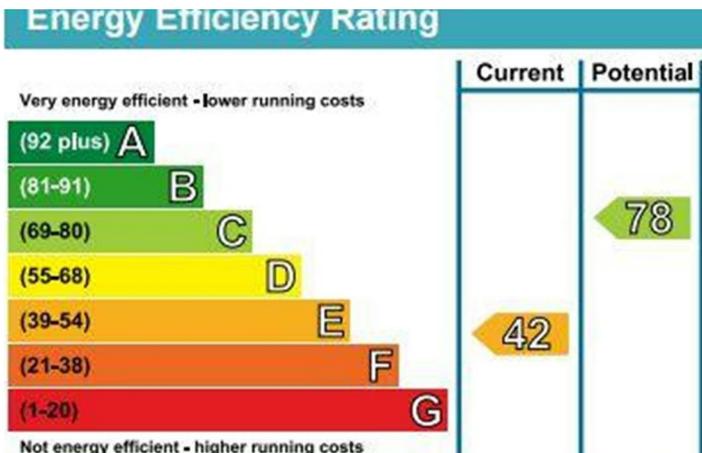
Fitted with a white, three piece suite which comprises of a wc, wash hand basin and panelled bath with electric shower over.

Utility Room

With plumbing for a washing machine.

Floor Plan

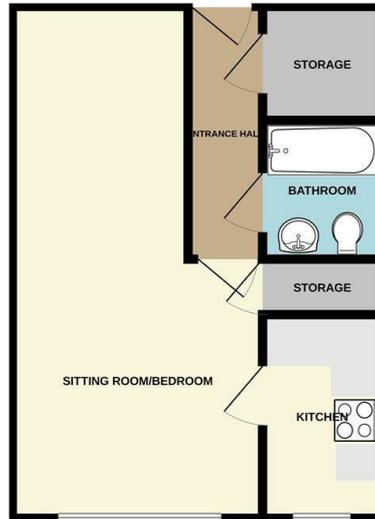
EPC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

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 floorplan, measurements of floors, ceilings, stairs 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 is given regarding their efficiency or performance. Made with Metropix 12025



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