## 10 Queens Hotel, Front Street, Pontefract, WF8 4DB
## Offers In The Region Of £75,000
## Property Images

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## Floorplan

### Hunters®
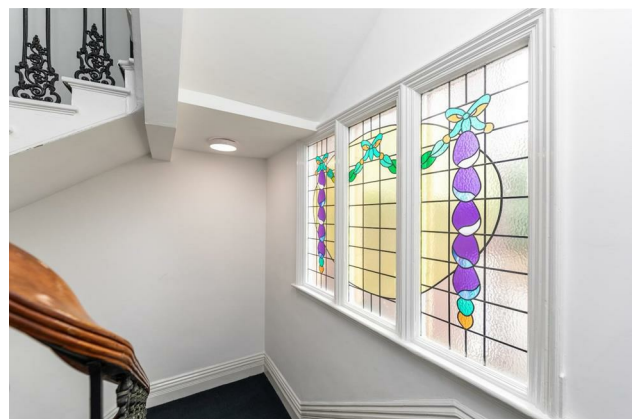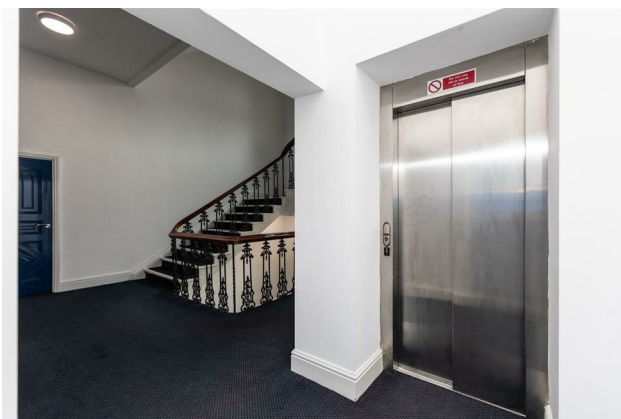
**First Floor**
Approx. 60.7 sq. metres (653.6 sq. feet)

**Bathroom**
2.11m x 1.80m
(6'11" x 5'11")

**Bedroom 2**
2.69m x 5.23m
(8'10" x 17'2")

**Kitchen**
1.90m (6'3")
x 2.05m (6'9") max

**Entrance Hall**

**Bedroom 1**
4.13m x 3.89m
(13'7" x 12'9")

**Lounge/Dining**
3.00m x 4.26m
(9'10" x 14')
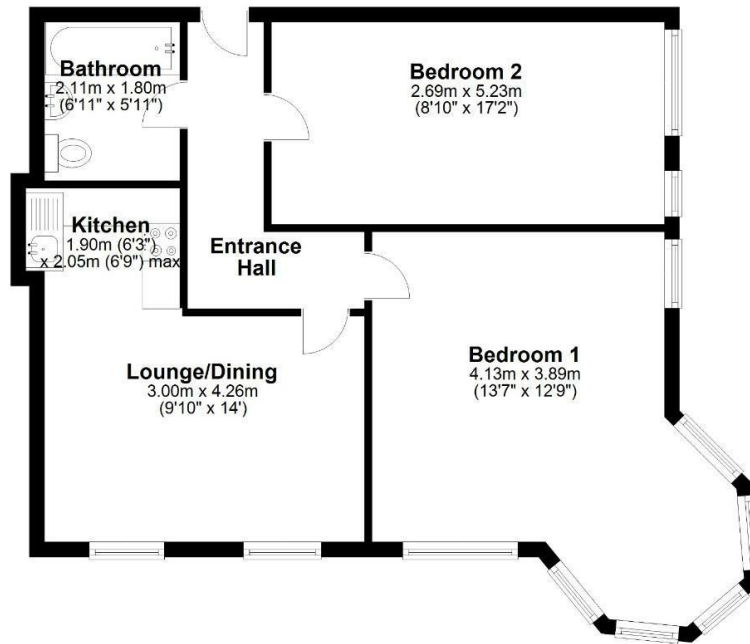
Total area: approx. 60.7 sq. metres (653.6 sq. feet)

## EPC

**Energy Efficiency Rating**

|  | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales**  EU Directive 2002/91/EC

## Map



## Details
Type: Apartment  Beds: 2  Bathrooms: 1  Receptions: 1  Tenure: Leasehold

The property has an elegant façade having originally been a hotel. The apartment is positioned on the first floor with a grand, imposing staircase leading to the apartment but also having the benefit of a lift should you wish to take life easier.

The apartment consists of an open plan lounge/dining/kitchen with two stunning feature windows and is open to the kitchen with base and wall units incorporating inset stainless steel sink, inset electric hob with extractor fan over and integrated oven below.

Bedroom two has two windows again allowing in lots of light and is of a good size. The main bedroom is spacious with amazing characterful octagonal windows and either side additional windows giving views over Pontefract town rooftops and beyond.

Lastly the bathroom is fitted with a three piece suite comprising of a rectangular bath with shower over and glass screen, pedestal hand wash basin and a wc.

Externally there is electric gates giving secure parking and communal areas.

BUYER NOTES : The apartments have a residential management company made up of current residents who maintain the property and ensure the management fees are spent wisely. The property is Leasehold and commenced 2012 for 250 years. The Ground Rent is £250 per year and the management fees are £1920 per annum. This can be paid on a monthly basis.


## Features

• LEASEHOLD • COUNCIL TAX BAND A • EPC GRADE D • APARTMENT IN A GRADE II LISTED BUILDING • TWO BEDROOMS • SECURE PARKING • CLOSE TO PONTEFRACT AMENITIES • HIGH CEILINGS AND SPACIOUS • NO CHAIN • LIFT TO APARTMENT

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The Property
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