

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**9, Treasurers House Cromwell Mount, Pontefract, WF8 1NY**

**Offers Over £80,000**

Property Images



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## Property Images

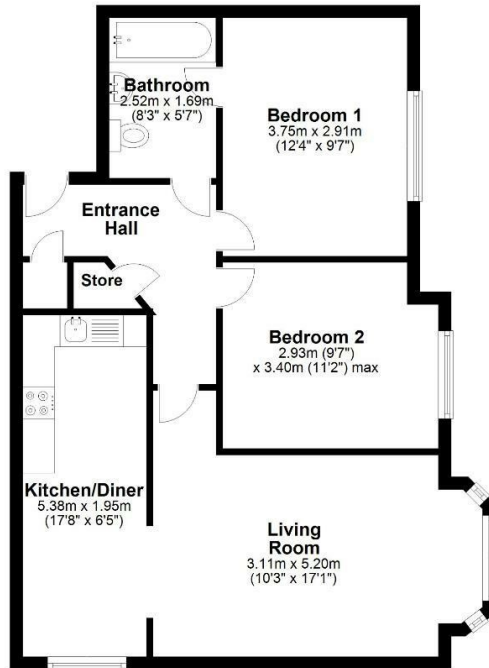


## Floorplan



### Second Floor

Approx. 61.4 sq. metres (661.2 sq. feet)



Total area: approx. 61.4 sq. metres (661.2 sq. feet)

## EPC

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>			
(55-68) <b>D</b>			
(39-54) <b>E</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	

## Map



## Details

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

## Summary

HUNTERS bring to the market this immaculate TWO BEDROOM apartment located on the second floor in this popular apartment block. Located close to train and bus station, this is ideal for the commuter. Pontefract town centre and its amenities are within easy reach. Also featuring ALLOCATED PARKING.

The property is presented to an extremely high standard and briefly comprises of a living room with amazing feature bay window allowing in lots of natural light. Bedroom one has access directly to the bathroom fitted with a white three piece suite with shower over the bath. There is also access to the bathroom from the hallway. Bedroom two has a window overlooking the front aspect.

The kitchen is fitted with base and wall units with worktop surfaces, inset stainless steel electric hob with extractor fan over and an electric oven. Space for a breakfast table and chairs.

This really is a must see to appreciate what is on offer.

## Features

• LEASEHOLD SECOND FLOOR APARTMENT • EPC GRADE C • TWO BEDROOMS • AMAZING SPACIOUS LIVING ROOM • NEW CARPETS THROUGHOUT • CLOSE TO PONTEFRACT TOWN CENTRE • CLOSE TO TRAIN AND BUS STATIONS • IDEAL INVESTOR OR FTB PROPERTY • PARKING • FINISHED TO A HIGH STANDARD