

# HUNTERS®

HERE TO GET *you* THERE



## Northgate Lodge

Pontefract, WF8 1LZ

£70,000



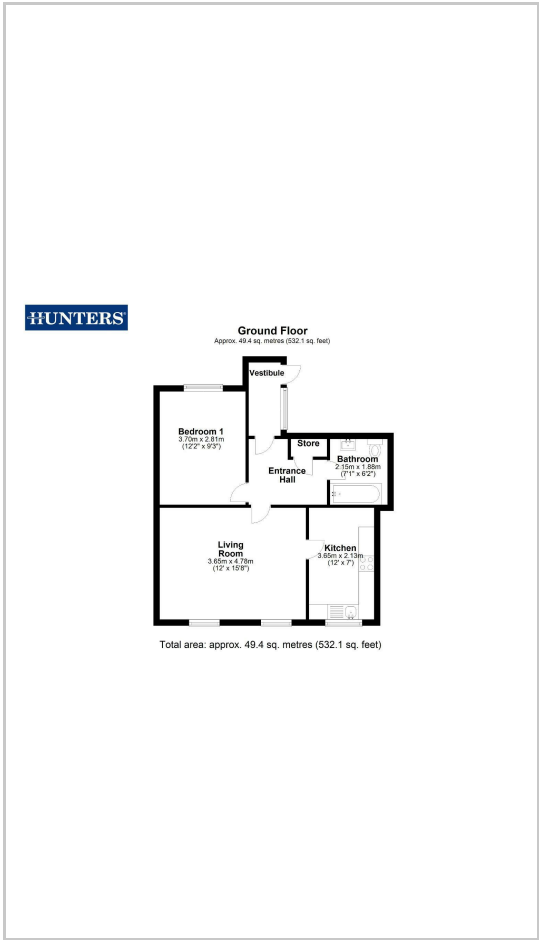
Hunters are delighted to present an excellent investment opportunity with this charming one-bedroom flat, ideally located within a popular estate. Situated just a short walk from Pontefract town centre, the property offers convenient access to a range of local amenities, including cafes, restaurants, a bus station, healthcare services, hairdressers, and retail shops. This flat is currently sold with a tenant in situ, please contact our office for further details.



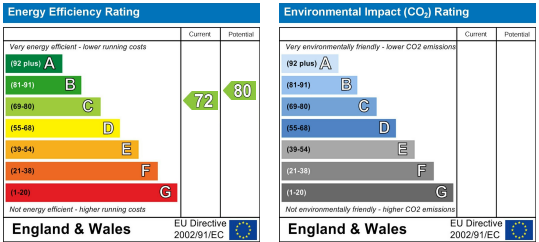
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.