



## Queens Hotel Apartments

Front Street, Pontefract, WF8 4DB

Offers In The Region Of £80,000



HUNTERS are delighted to offer this well-presented one-bedroom ground-floor apartment to the market. which briefly comprises an open plan living room and kitchen, a double bedroom, and a bathroom. This property is the perfect investment opportunity and is sold with a tenant already in situ. Please contact the office for more information on the current tenancy.

Benefiting from its own private entrance, leading into the living room, which features a fireplace. Moving to the double bedroom with a feature bay window. To the bathroom, which comprises a bath with overhead shower, WC, and washbasin. The property has recently been decorated and has new flooring throughout. The location offers excellent access to the railway station, the M62, and the town centre. **EARLY VIEWING ADVISED!**



## Material Information - Castleford

Tenure Type; leasehold

Leasehold Years remaining on lease;

Leasehold Annual Service Charge Amount £

Leasehold Ground Rent Amount;

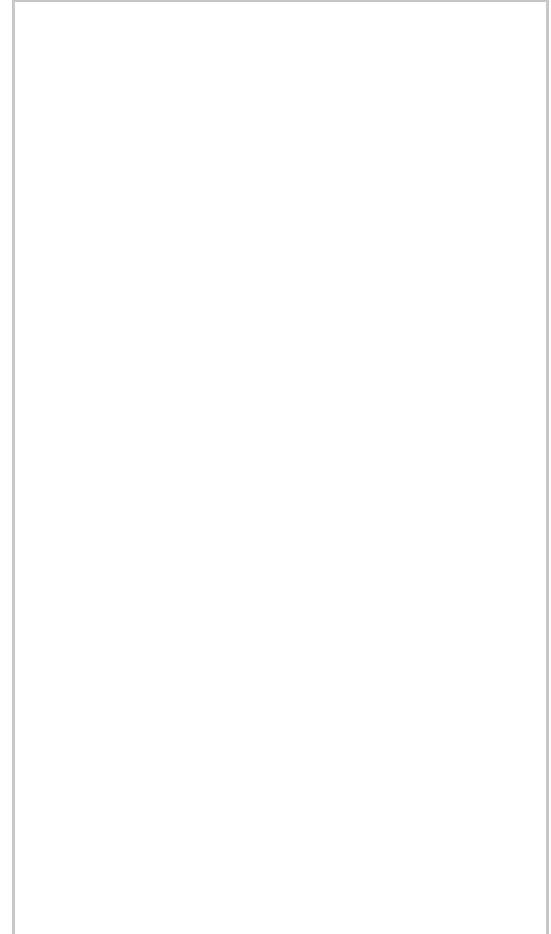
Council Tax Banding; A

EPC rating: E

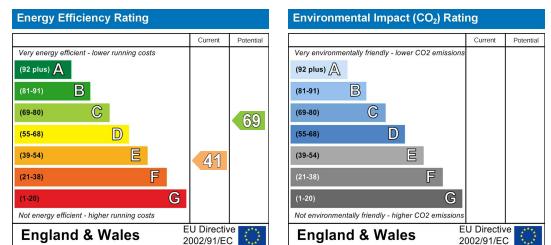
## Area Map



## 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.

6 Bank Street, Castleford, WF10 1HZ

Tel: 01977 604600 Email: [castlefordsales@hunters.com](mailto:castlefordsales@hunters.com) <https://www.hunters.com>