





welcome to

Baileygate Mews, Pontefract

£80,000 This third floor two-bedroom apartment near Pontefract town centre offers open plan living, allocated parking, and NO ONWARD CHAIN—ideal for first-time buyers or investors seeking convenience and modern comfort.

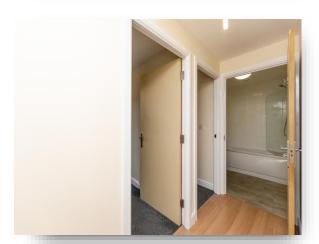












Entrance Hall

With a front entrance door, laminate flooring and a gas central heating radiator.

Kitchen/ Lounge

21' x 14' (6.40m x 4.27m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven and hob, extractor hood, integrated fridge freezer, boiler cupboard, integrated washing machine, stainless steel sink and drainer, laminate flooring, gas central heating radiator and a UPVC double glazed window to the front aspect.

Landing

Laminate flooring and a gas central heating radiator.

Bedroom One

15' 6" max x 10' 4" (4.72m max x 3.15m) With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Two

9' 8" x 10' 4" (2.95m x 3.15m) With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Exterior

With an allocated parking space





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Baileygate Mews, Pontefract

- Two Bedroom Apartment
- NO ONWARD CHAIN
- Third Floor Accommodation
- Allocated Communal Parking
- Ideal For First-Time Buyers Or Investors

Tenure: Leasehold EPC Rating: C

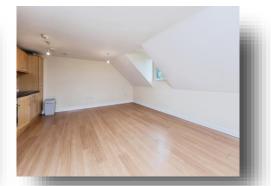
Council Tax Band: B Service Charge: 1128.00

Ground Rent: 204.09

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118943



Property Ref: PON118943 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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