



Priory Chase, Pontefract WF8 1TH

welcome to

Priory Chase,Pontefract

GUIDE PRICE £110,000-£120,000 Spacious two bedroom second-floor apartment in central Pontefract with lounge and Juliet balcony, kitchen, bathroom, entrance hall, and allocated parking. Ideal location for modern living with excellent access to local amenities and transport links.



Entrance Hall

With a communal door and a gas central heating radiator.

Entrance Porch

With a storage cupboard and a gas central heating radiator.

Lounge

18' 7" x 9' (5.66m x 2.74m)

With a UPVC double glazed French doors with Juliet balcony, UPVC double glazed windows to the front aspect and two gas central heating radiators.

Kitchen

9' 7" x 8' 5" (2.92m x 2.57m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, gas hob, electric oven, integrated washing machine, space for under counter fridge, vinyl flooring, tiled splash back, extractor fan and a cupboard housing the boiler.

Bedroom One

10' 5" x 13' 9" (3.17m x 4.19m)

With French doors to the front and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, vinyl flooring and a gas central heating radiator.

Bedroom Two

10' 10" x 10' 8" (3.30m x 3.25m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, tiled splash back, vinyl floor covering and a gas central heating radiator.



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Priory Chase, Pontefract

- ***GUIDE PRICE £110,000-£120,000***
- Two Bedroom Apartment
- Second Floor Apartment
- Ensuite To The Master Bedroom
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118931 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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