



CASTLE DWELLINGS

....because your home is your Castle!

Horsefair, Pontefract



Offers Over £30,000



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1



1



75

****Investment Opportunity****

Crown Estate Agents are proud to present this modern first floor apartment located in the heart of Pontefract Town Centre. This property is a perfect opportunity for both new investors and those wanting to expand their portfolio. Located close to all major transport links and local amenities it really does tick all the boxes. This property really does deserve a viewing for its full potential to be appreciated.



- Open Plan Kitchen/Living Space.
- Modern Bathroom
- Double Bedroom
- Neutrally Decorated
- Laminate Flooring Throughout
- Double Glazed Windows
- Town Centre Location
- Council Tax Band A
- EPC Grade C

Call **01977 285111** or **01138 800600** to view this property. For more details visit www.castledwellings.co.uk.

22 Bank Street, Castleford, WF10 2QN - 39-41 Ropergate, Pontefract, WF8 1JY - 85-87 High Street, Kippax, LS25 7AH. Opening hours: Mon-Fri 9am to 5.30pm / Sat 10am to 2pm.



Lounge/Kitchen/Diner

18'0" x 9'4" max (5.49 x 2.87 max)

With uPVC window overlooking the rear, complete with fridge/freezer, built in oven, electric hob and extractor hood, single sink drainer and mixer tap, modern kitchen units and cupboards, electric storage heater, cupboard housing hot water cylinder and washing machine, and is carpeted throughout.

Bedroom

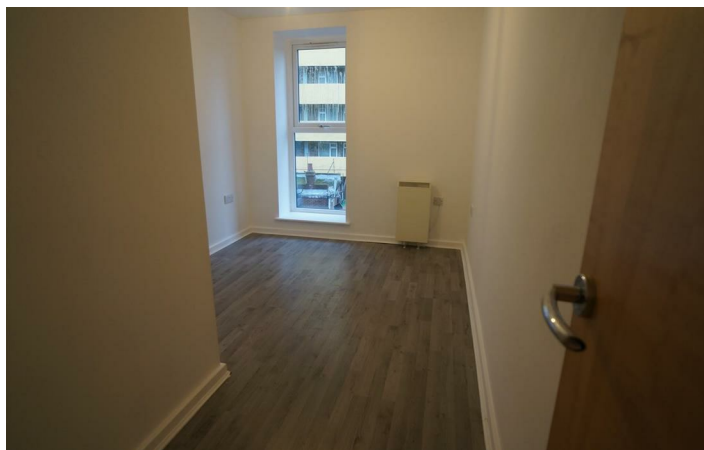
13'1" x 8'5" (13'0" x 8'4")max (3.99 x 2.57 (3.98 x 2.56)max)

With uPVC window overlooking the rear, electric storage heater.

Bathroom

5'6" x 5'4" (1.68 x 1.63)

Complete with paneled bath with shower over, low flush WC, wash basin, heated towel rail and partially tiled throughout.

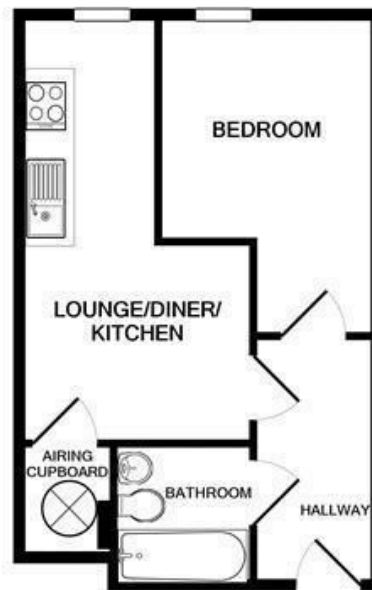


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Floor Plan



TOTAL APPROX. FLOOR AREA 326 SQ.FT. (30.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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