

Wentworth Mews, Pontefract



Offers Over £115,000



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Discover the perfect blend of comfort, convenience, and community in this captivating ground floor leasehold flat. In this sought after residential village, offering spacious accommodation and generously proportioned rooms throughout. The property benefits from being close to all local amenities such as shops and eateries which are all within walking distance. With excellent transport links to motorways, train and bus links are also in no short supply with frequent access in neighbouring towns. An exceptional buy for a young couple or retired person.



- Small exclusive development of quality apartments
- Generous lounge with open plan and well fitted kitchen area
- Two good size double bedrooms, both with en-suite facilities
- Two en-suite bathrooms
- Cloakroom
- Well presented communal gardens
- Allocated parking space
- Quiet Location
- EPC Grade D
- Council Tax Band- B

Call 01977 285 111 to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Lobby

Panelled security door from the communal hall into. Further inner door to the main

Hallway

Cylinder cupboard off, storage cupboard and access off to the:-

Cloakroom

4'8" x 4'6" (1.42 x 1.37)

With white suite of low level flush WC and pedestal wash basin, coved ceiling, extractor fan and electric heater.

Lounge/Diner

17'8" x 15'3" (5.38 x 4.65)

A lovely bright and spacious room with PVCu French windows to the rear communal garden, coved ceiling, electric radiator and open access to the :-

Kitchen

9'11" x 6'0" (3.02 x 1.83)

Fitted with a range of modern units including base cupboards and drawers, laminate work surfaces, single drainer stainless steel sink with mixer taps, fitted 4 ring ceramic electric hob, under oven, wall cupboards. Plumbing for an automatic washing machine, coved ceiling.

Bedroom 1

16'10" x 10'5" max (5.13 x 3.18 max)

Generously proportioned main bedroom with rear facing PVCu window, coved ceiling, electric radiator and with :-

En-suite bathroom

6'9" x 5'7" (2.06 x 1.70)

Having a white suite of panelled bath with mixer shower over, pedestal wash hand basin and low level flush WC. Tiled surround, Igenix electric fan heater, PVCu window to the side.

Bedroom 2

12'5" x 8'10" (3.78 x 2.69)

A good size second bedroom with front facing PVCu window, coved ceiling, electric radiator and with :

En-suite shower

7'7" x 4'8" max (2.31 x 1.42 max)

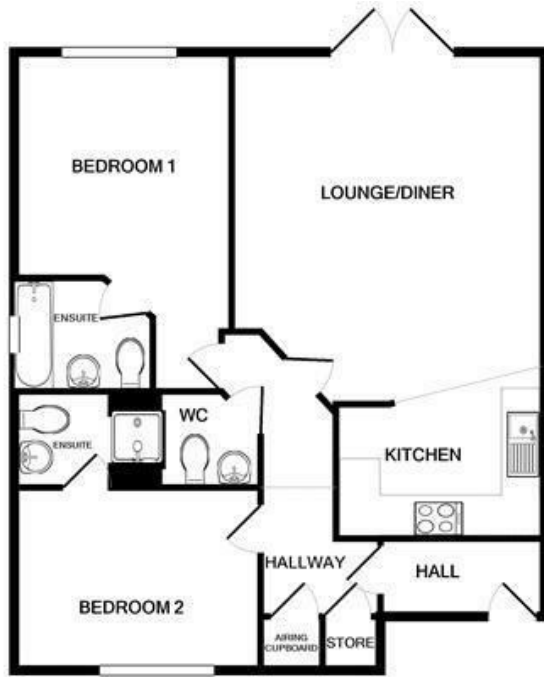
off the bedroom. Cubicle with tiled walls and plumbed in shower with bi-fold doors, pedestal wash hand basin and low level flush WC. Coved ceiling, shaver socket.

External

Communal garden areas. Allocated parking space.



Floor Plan



TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.1 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		81
(69-80) C	66	
(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



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