

Horsefair, Pontefract



£575 Per Calendar Month



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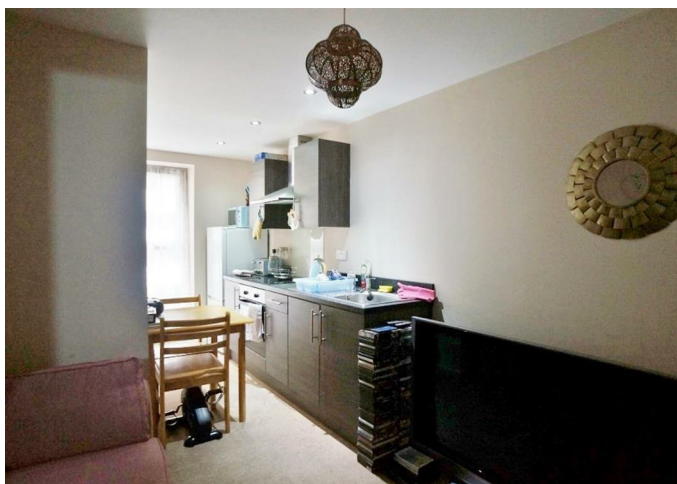


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Located in the heart of Pontefract, this charming first-floor apartment offers a cosy and convenient living space, ideal for individuals or couples. Conveniently situated in Pontefract's vibrant town centre, residents have easy access to an array of amenities, including shops, cafes, restaurants, and public transportation options. This property deserves a viewing at your earliest convenience, don't miss out!



- Town Centre Location
- One Bedroom Apartment
- Open Plan Kitchen/Living Area
- Modern Bathroom
- Double Bedroom
- White Goods Included
- Neutrally Decorated
- EPC Grade C
- Council Tax Band A

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

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

Hall

With door entry system and is carpeted throughout.

Lounge/Diner/Kitchen

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

With UPVC window overlooking the rear, electric storage heater and is carpeted throughout.

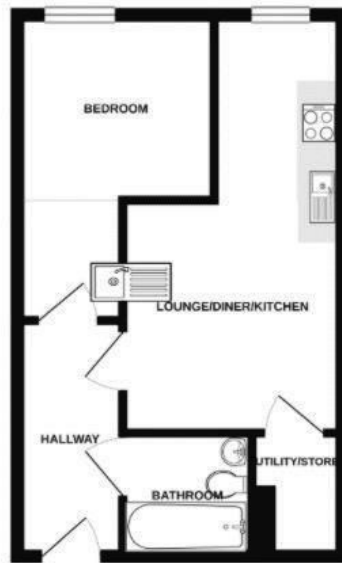
Bathroom

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



Floor Plan

GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 322 sq.ft. (29.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing, Crown Estate Agents, its directors, officers and any other persons are not responsible or liable for any errors, omissions or misstatements. This plan is for guidance only and should not be relied upon for any purpose other than the intended use. The actual area may vary from the area shown on this plan. Crown Estate Agents Ltd. 2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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 Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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