



# CROWN

## ESTATE AGENTS

### Pontefract Terrace, Pontefract



**£750 Per Calendar Month**



2



1



1



56

A charming 2-bedroom terraced house, just a stone's throw from Hemsworth town centre and within easy reach of local amenities and shops. The property features a spacious lounge, a modern kitchen-diner, two generous double bedrooms, and a family-sized bathroom—perfect for comfortable living.



- Council Tax Band A
- Close to Amenities
- Family sized modern bathroom
- 2 Large Bedrooms
- Kitchen Diner
- Spacious Lounge
- On Street Parking
- EPC rated D

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

### Lounge

13'11" x 13'10" (4.25 x 4.22)

### Kitchen Diner

10'8" x 9'10" (3.27 x 3.01)

### Bedroom 1

14'0" x 13'10" (4.27 x 4.24)

### Bedroom 2

10'7" x 9'9" (3.25 x 2.98)

### bathroom

5'10" x 6'0" (1.78 x 1.83)



## Floor Plan

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 operation or efficiency can be given.  
Made with Metaplan CDS25



## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            | <b>83</b>                                                                             |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            | <b>56</b>                  |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

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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