



CROWN

ESTATE AGENTS

Sandringham Court, Pontefract



£750 PCM



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Welcome to this charming flat located in the desirable Sandringham Court, Streethouse. Nestled in a peaceful cul de sac, this property offers a tranquil living environment while still being conveniently positioned for easy access to surrounding towns.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious 'L' shaped lounge, perfect for relaxation or entertaining guests. The adjoining kitchen is fitted with a modern oven and hob, making it an ideal space for culinary enthusiasts.

This flat boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. The house bathroom is conveniently located, ensuring comfort and privacy for all residents.

Outside, residents can enjoy the benefits of a communal garden, offering a lovely outdoor space to unwind. Additionally, parking facilities are available, adding to the convenience of this property.

This flat is an excellent opportunity for those seeking a comfortable home in a quiet yet accessible location. Whether you are a first-time renter or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this delightful flat your new home.



- Private Entrance
- L shaped Lounge/Kitchen
- Two Good sized Bedrooms
- House Bathroom
- Communal Garden
- Newly Carpeted
- Close to rail Links
- 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

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

Lounge

32'6" x 43'0" (9.91 x 13.11)

With open access to kitchen from Lounge, UPVC window to the rear and a radiator

Kitchen Area

20'0" x 22'0" (6.10 x 6.71)

Consists of Single sink drainer, Mixer tap, work surfaces, tiled surround, wall cupboards, fitted units, Concealed wall mounted boiler, plumbing for washing machine, extractor hood, 4 ring gas hob, built in oven, UPVC window to the rear.

Bedroom One

26'7" x 45'3" (8.10 x 13.79)

UPVC window to the front and radiator

Bedroom Two

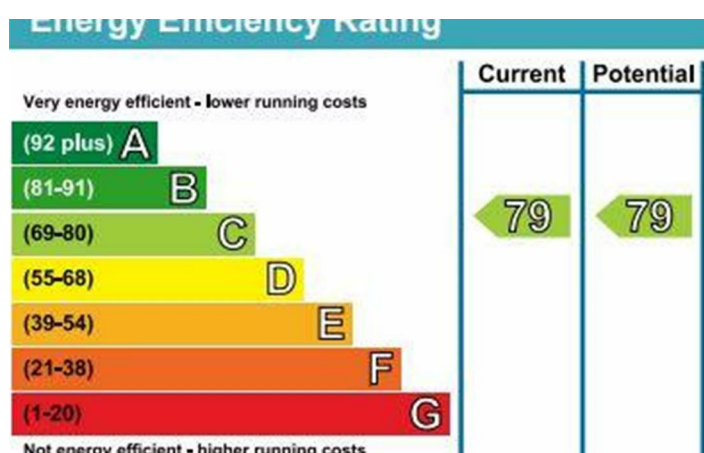
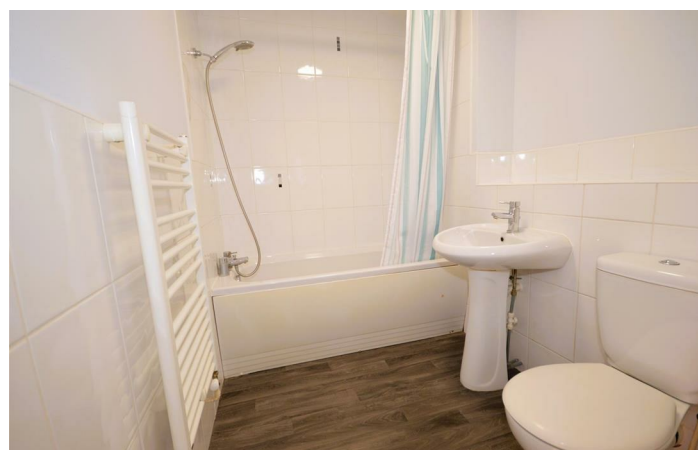
25'11" x 33'6" (7.90 x 10.21)

UPVC window to the rear and radiator

Family Bathroom

17'1" x 23'11" (5.21 x 7.29)

Consists of Low flush WC, pedestal wash hand basin, panelled bath with shower over and heated towel rail.



Floor Plan

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 504 sq.ft. (46.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration 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 is given for their operation or condition. Made with Mapbox (2025).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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