

## North Street, Pontefract



**£450 Per Calendar Month**



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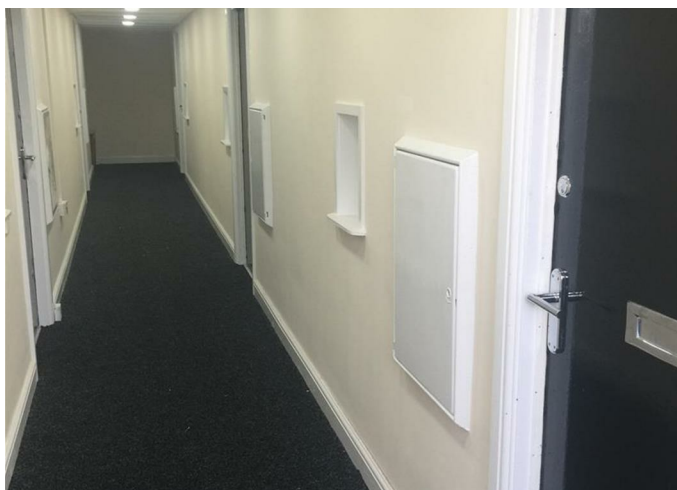


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We are delighted to present this spacious, conveniently located and realistically priced studio apartment to the market. The site offers a large communal gardens and off street parking. Located close to South Kirkby centre and within easy-reach of the surrounding villages and the A1.



- First Floor Apartment
- Good Sized Lounge / Bedroom
- Utility/Store Room
- Self Contained Kitchen
- Three Piece Bathroom with Electric Shower
- Communal Gardens & Communal Parking to the Front
- Available July
- Council Tax Band A
- FPC Grade F

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

## Front

### Communal Corridor

Doors leading to the apartments.

### Lounge/Bedroom

This good sized living area has neutral decor and laminate flooring.

### Kitchen

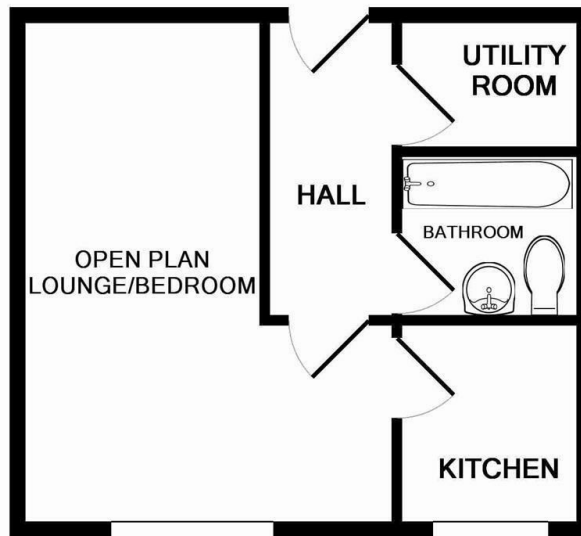
With a range of base and wall units with work surfaces over, single sink drainer with mixer taps.

### Bathroom

Fitted with a white, three piece suite which compromises of a WC, a hand wash basin and paneled bath with electric shower over.



FLOOR PLAN



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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