

Dixon Street, Pontefract

£800 Per Calendar Month

3

1

1

63

Introduced to the market is this charming terraced house, offering a wonderful opportunity to create a warm and inviting home. With three bedrooms, there's ample space for a growing family or for those in need of a home office or guest room. If you are seeking a property with potential, this house on Dixon Street could be the perfect fit for you. Don't miss out on the chance to make this house your own and enjoy the comforts it has to offer.



- Spacious Lounge
- Dining Kitchen
- Convenient Porch
- Two First Floor Bedrooms
- First Floor Family Bathroom
- Master Bedroom on the Second Floor
- EPC Grade D
- Council Tax Band A
- More Photos Coming Soon

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

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

Lounge

With a window to the front elevation, laminate flooring, gas fire and gas central heated radiator.

Dining Kitchen

Fitted with a range of modern base and wall units with work surfaces over. Tiled floor and a porch to the rear.

Bedroom One

With gas central heated radiator and new carpet.

Bedroom Two

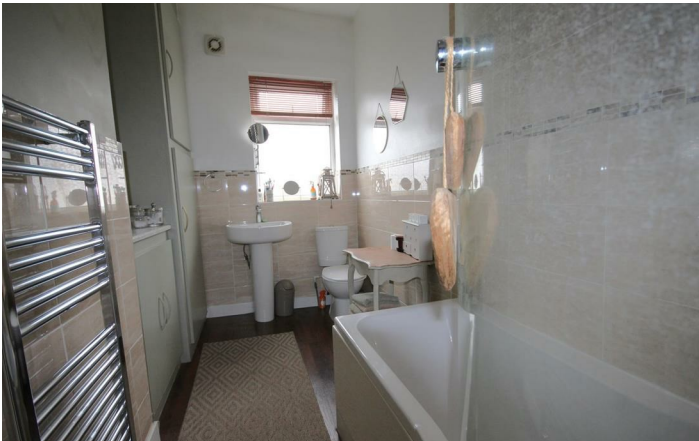
With gas central heated radiator and new carpet.

Family Bathroom

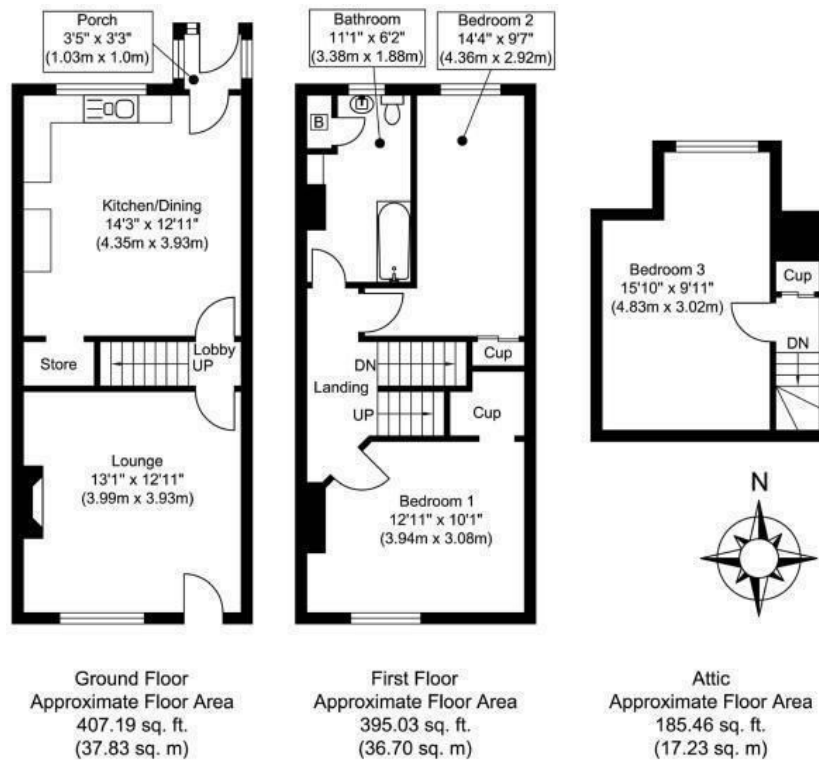
Fitted with a three piece bathroom suite which comprises of a P shaped bath with shower over, hand wash basin and low flush WC.

Master Bedroom

The master bedroom is located on the 2nd floor.



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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. www.virtual360.net



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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 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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