

Burton Street, Pontefract



£800 Per Calendar Month



3



1



1



60

Introducing this charming mid-terrace property, ideally situated near local amenities and offering excellent transport links. The home is spacious and is conveniently located within a short distance of two local train stations, providing easy connections to Wakefield, Doncaster, Leeds, and Sheffield. With generously sized rooms throughout, this house is perfect for a family.



- Good Size Reception Room
- Extended Kitchen To The Rear
- Three Spacious Bedrooms
- Three Piece Family Bathroom and Separate Cloakroom
- Low Maintenance Rear Yard
- On Street Parking
- Council Tax Band A
- EPC Grade D

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

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

Entrance Lobby

With a panelled glazed door and a stair case to the first floor.

Cloakroom

7'4 x 3'8 (2.24m x 1.12m)

Off the rear hall with a low flush wc, vanity hand wash basin, uPVC opaque window, a radiator and tiled floor throughout.

Lounge

15'3 x 12'9 (4.65m x 3.89m)

With a window to the front, a fireplace with white surround, marble back and hearth and living electric flame, 2 wall light points, a radiator and coved ceiling.

Kitchen Diner

11'4 x 10'2 (3.45m x 3.10m)

With cupboards, drawers and fitted units, tiled surround with work surfaces over, single sink drainer with 1.5 bowl and mixer tap, a built in oven with 4 ring gas hob and extractor hood, plumbing for a washing machine, a radiator, tiled floor throughout and a window to the rear.

Ground Floor Bathroom

6'10 x 3'11 (2.08m x 1.19m)

Hand wash basin, panelled bath with mixer head shower taps, a radiator, frosted window, tiled surround and tiled flooring.

Bedroom 1

16'0 x 15'2 (4.88m x 4.62m)

A built in cupboard, a radiator and a window to the front.

Bedroom 2

10'10 x 7'3 (3.30m x 2.21m)

With a window to the rear and a radiator.

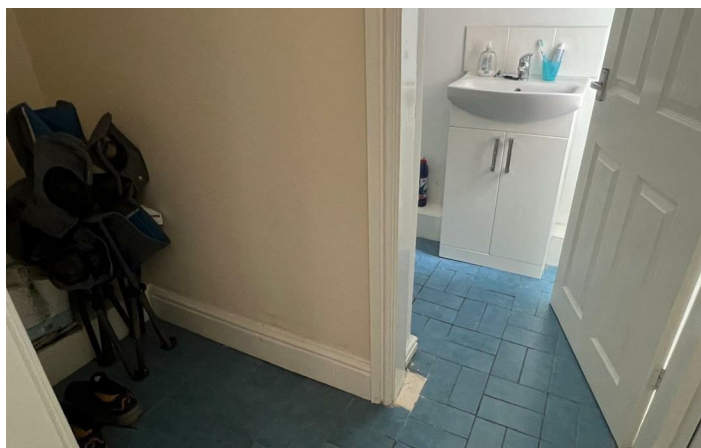
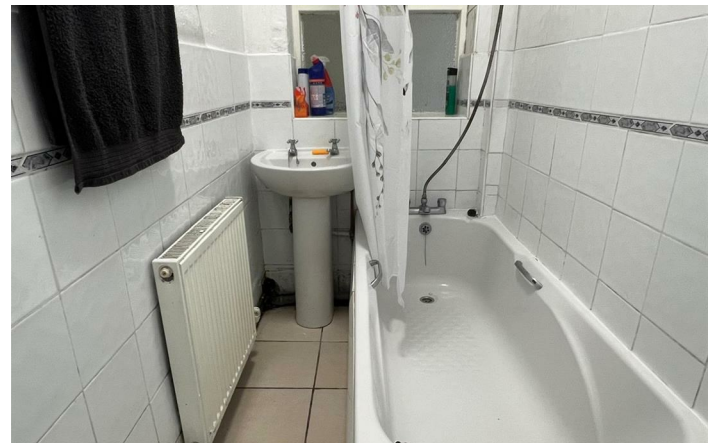
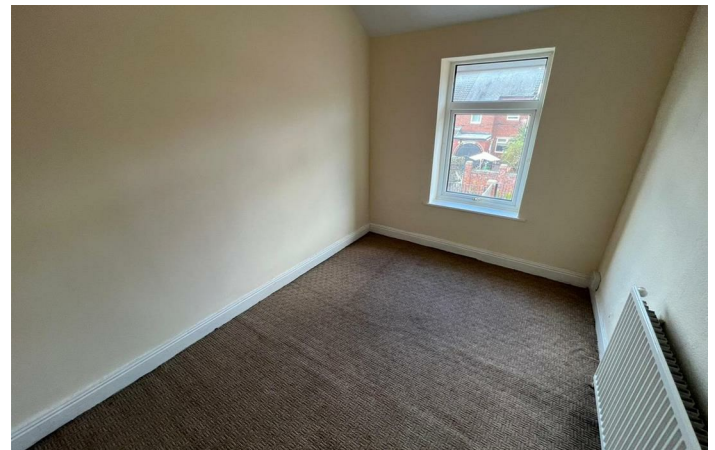
Bedroom 3

10'2 x 7'0 (3.10m x 2.13m)

A built in cupboard, wall mounted gas boiler, a radiator and window to the rear.

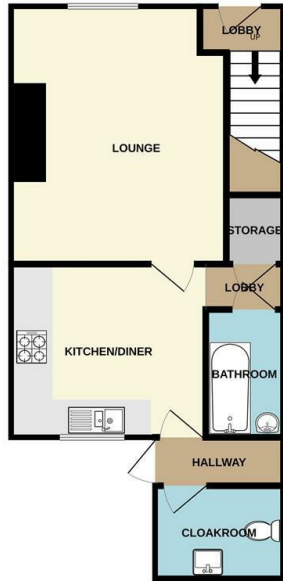
External

Low maintenance garden with paving slabs.

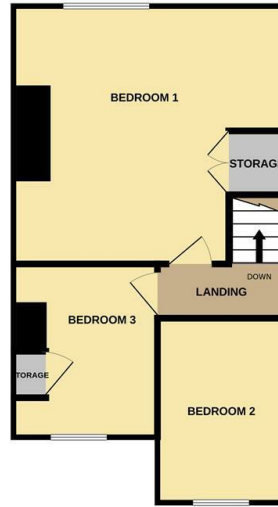


Floor Plan

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be cited 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.
 Made with Metropix CS02



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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