



# CROWN

## ESTATE AGENTS

### Long Crest, Pontefract



**£1,000 PCM**



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**\*\* COMING SOON\*** Castle Dwellings are proud to offer to the rental market this well presented three bedroom semi detached home. The property is modern throughout and situated close to all local amenities and public transport. With a good sized garden to the rear, this property is a perfect family home.



- Modern Fitted Kitchen
- Spacious Lounge
- Separate Dining Room
- Good Sized Bedrooms
- Family Bathroom
- Front and Rear Gardens
- Single Garage
- EPC Grade C
- Council Tax Band B

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**

### Entrance Hall

14'9" x 6'7" (4.50 x 2.01)

With Staircase to the first floor.

### Lounge

13'1" x 12'10" (3.99 x 3.91)

With bay window, wall mounted electric fire, telephone point, TV point, coved ceiling and radiator with archway to the dining room.

### Dining Room

11'10" x 10'6" (3.61 x 3.20)

With French doors to the garden, coved ceiling and radiator.

### Kitchen

8'6" x 7'7" (2.59 x 2.31)

With a range of fitted base drawers and cupboards with work surfaces over and wall mounted cupboards, single sink drainer, and mixer tap, tiled surround, plumbing for a washing machine, extractor hood, window, door to garden and radiator.

### Bedroom One

12'2" x 11'6" (3.71 x 3.51)

With built in wardrobe, window and radiator.

### Bedroom Two

11'2" x 11'6" (3.40 x 3.51)

With window and radiator.

### Bedroom Three

6'11" x 7'10" (2.11 x 2.39)

With window and radiator.

### Family Bathroom

Beautiful tiled bathroom has a modern three piece suite consisting of a low flush W.C., wash hand basin and a L shaped bath with shower over and a gas central heated towel rail. There is also two uPVC frosted windows to give maximum natural light.

### External

Good sized rear garden with lawned area and a patio.

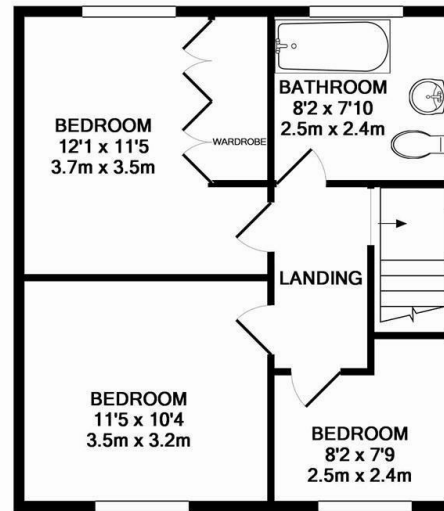
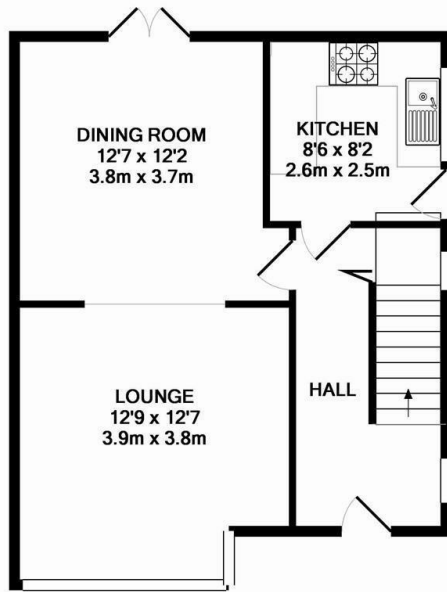
### EPC

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## Floor Plan



GROUND FLOOR

1ST FLOOR

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 |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>83</b> |
| (69-80) <b>C</b>                            | <b>69</b>                                                                                                     |           |
| (55-68) <b>D</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 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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