



# CROWN

## ESTATE AGENTS

### Station Lane, Pontefract



**£550 Per Calendar Month**



2



1



1



55

Situated in the heart of Featherstone is this two bedroom flat, perfectly located close to all local amenities. Transport links are also close by with easy access to bus and rail routes to neighbouring towns and cities which are frequent and regular. For those who drive and travel further afield Junction 32 of the M62 is a short drive away making this the ideal home for those who commute on a regular basis.



- Available Immediately
- Good Size Lounge
- Kitchen
- Two Second Floor Bedrooms
- Family Bathroom
- Ideal Location
- Council Tax Band A
- EPC Grade D

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**

### Lounge

13'11"(max) x 14'2"(max) (4.24(max) x 4.32(max) (4.25 x 4.33))

With two picture windows to the front elevation, laminate flooring, television point and a gas central heated radiator.

### Kitchen

9'3"(max) x 15'7" (max) (2.82(max) x 4.75 (max))

Fitted with base and wall units with work surfaces over, electric cooker, plumbing for a washing machine, double glazed window and gas central heated radiator.

### Bedroom One (Second Floor)

10'4" (max) x 14'10"(max) (3.15 (max) x 4.52(max) (3.14 x 4.51))

With a skylight and built in cupboard.

### Bedroom Two (Second Floor)

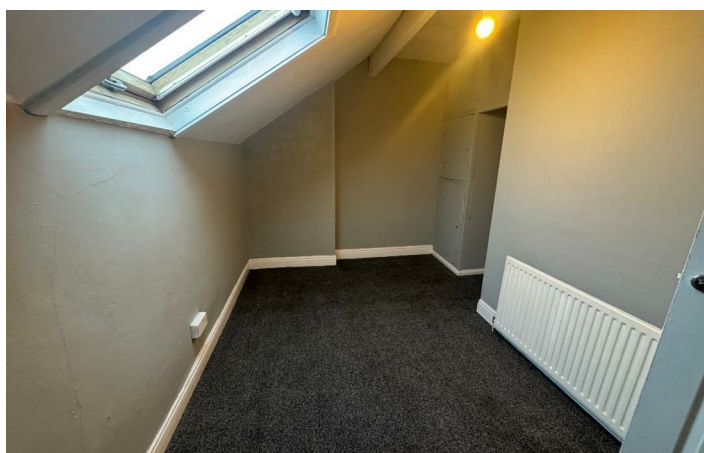
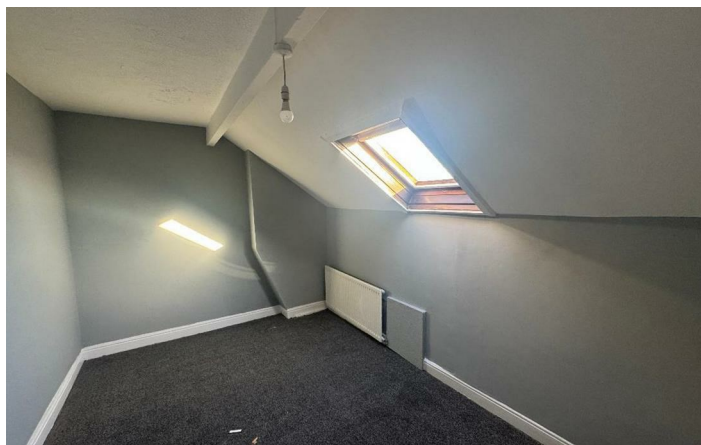
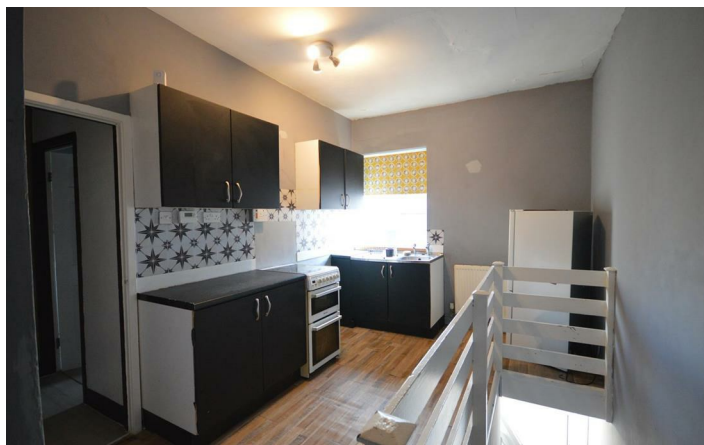
9'3" (max) x 14'4"(max) (2.82 (max) x 4.37(max) (2.83 x 4.36))

With a skylight and gas central heated radiator.

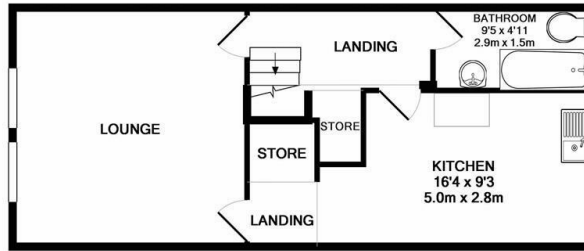
### Bathroom

4'10"(max) x 9'3"(max) (1.47(max) x 2.82(max))

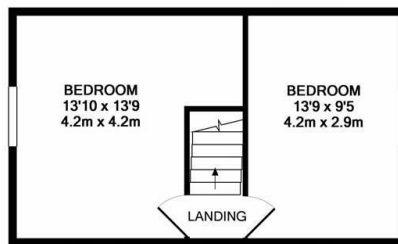
Fitted with a three piece bathroom suite which comprises of a WC, hand wash basin, bath, UPVC frosted window and an airing cupboard.



## Floor Plan

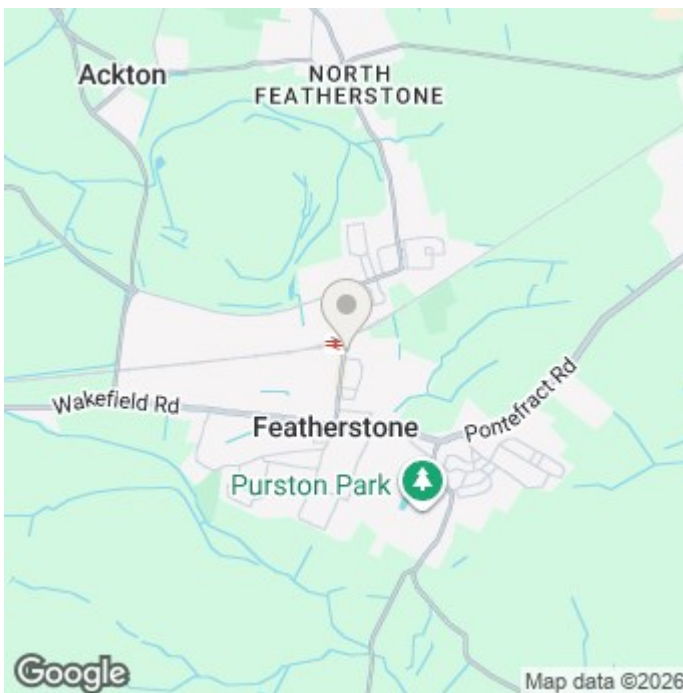


1ST FLOOR




2ND 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>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>55</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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