



BOULTONS



Northgate Lodge, Skinner Lane

, Pontefract, WF8 1HU

Offers Around £75,000



LOOKING TO DOWNSIZE ***IDEAL FIRST TIME BUY*** ***WANTING A BUY TO LET***

A modern, second floor, two bedroom apartment in this popular residential development within walking distance of Pontefract town centre. The apartment is double glazed, with storage heaters, it has an allocated parking space and with the benefit of no upper chain.



ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With stairs leading to the second floor accommodation.

THE APARTMENT COMPRISES:

ENTRANCE HALL

With store cupboards and electric storage heater.

LOUNGE 17'4" x 11'1" (5.28m x 3.38m)

With two electric storage heaters.

KITCHEN 12' x 7' (3.66m x 2.13m)

With a range of floor and wall mounted units incorporating electric hob and oven, wall mounted electric heater.

BEDROOM 1 13'6" x 9'1" (4.11m x 2.77m)

With electric storage heater.

BEDROOM 2 10'3" x 8' (3.12m x 2.44m)

With electric heater.

BATHROOM 7'2" x 6'2" (2.2 x 1.88)

Three piece suite comprising; panelled bath with shower above, low flush wc, vanity unit with basin. Tiled splash area. Extractor fan and an electric heater.

OUTSIDE

There is one designated car parking space, well maintained communal garden areas.

COUNCIL TAX

Band B

SERVICES

The property is connected to mains water supply, drainage and mains electricity.

No appliances have been tested

TENURE

It is understood that the property is long leasehold tenure with a 125 years lease from 1st February 1991. We understand the ground rent is approx £25.00 per month and the service charge is approx £256.20 per quarter. Details will be confirmed during the conveyancing process.

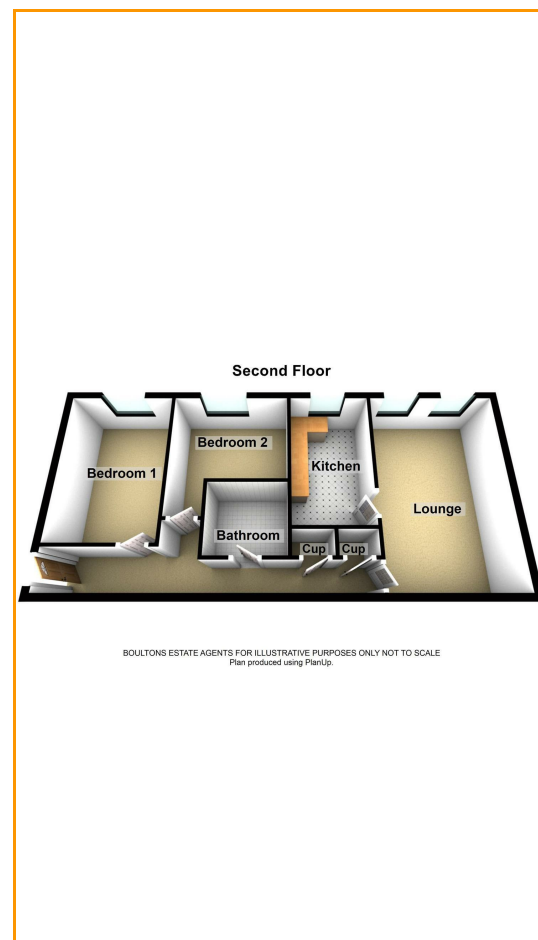
EPC

The property has an EPC with a rating of D59.

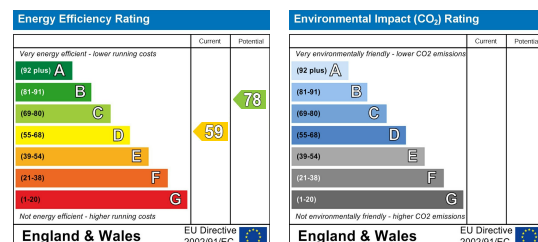
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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