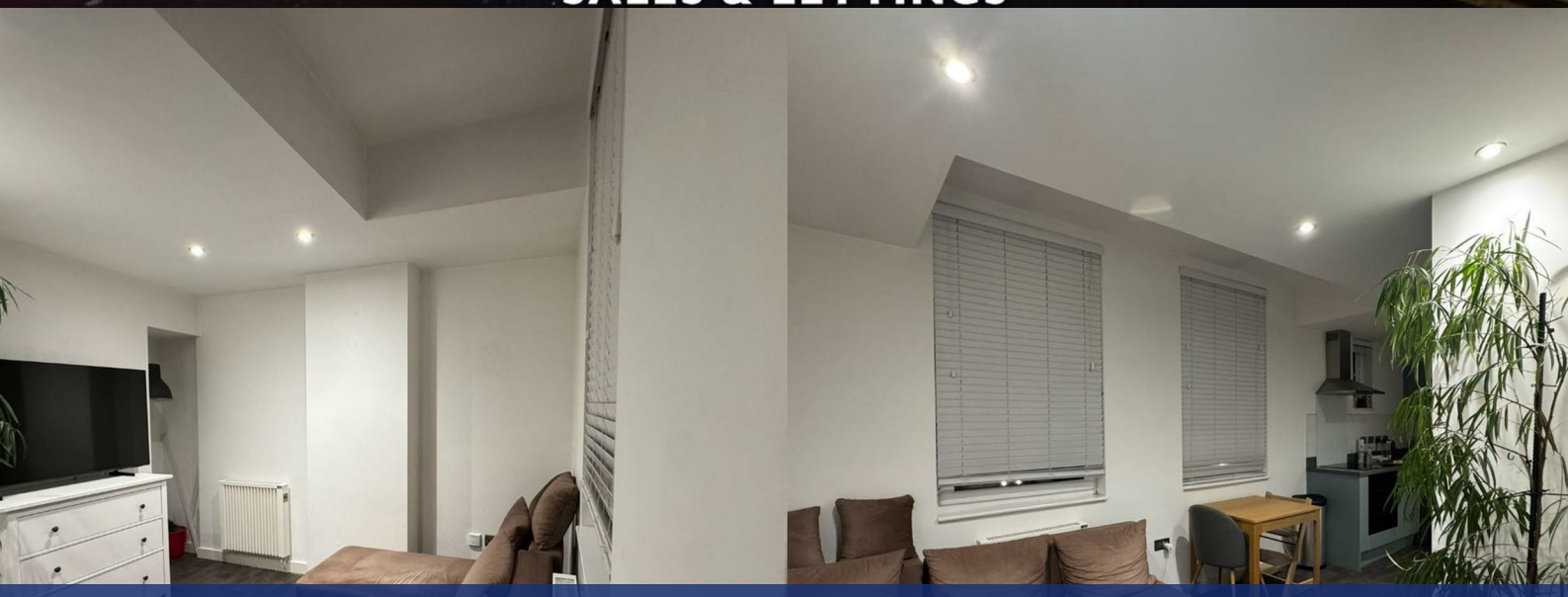
HUNTERS®

HERE TO GET *you* THERE



# Ropergate

, Pontefract, WF8 1LY

£795 Per Month

2 1 1 C

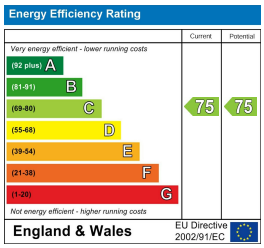
Council Tax: **A**

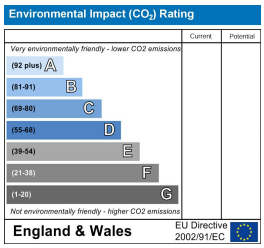
## Floor Plan

## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Hunters Castleford Lettings Office on 01977604600 if you wish to arrange a viewing appointment for this property or require further information.

- Great location on bustling high street
- 2 Double Bedrooms
- Top floor apartment
- Sleek and modern throughout
- Open Plan Kitchen , Diner and Living Room
- Council Tax Band A
- Deposit £917 or Deposit Alternative Flatfair Scheme available
- EPC Rating C



Nestled in the heart of Pontefract, this splendid top-floor apartment on Ropergate offers a blend of modern living and vibrant surroundings. With two generously sized double bedrooms, this property is perfect for individuals or couples seeking comfort and convenience.

The apartment boasts an open-plan living area that seamlessly combines the living room, dining space, and kitchen. This layout not only maximises space but also creates an ideal environment for entertaining guests or enjoying quiet evenings at home. The contemporary design throughout the apartment ensures a fresh and stylish atmosphere.

The bustling high street location provides easy access to a variety of shops, cafes, and amenities.

Completing this charming property is a well-appointed bathroom with over head shower, ensuring that all your needs are met in this modern apartment.

With its prime location and stylish features, this apartment is an excellent opportunity for those looking to embrace a vibrant lifestyle in Pontefract. Don't miss the chance to make this delightful space your new home.

**MATERIAL INFORMATION**

**Tenure:**
**Lease Years Remaining:**
**Annual Ground Rent:**
**Review Period:**
**Review Increase:**
**Service Charge:**
**Shared Ownership:**
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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